

TANNHAUSER I CONDOMINIUMS

BOARD OF DIRECTORS MEETING

Tuesday, February 7, 2024 – 4:00 PM MST

Tannhauser I Board of Directors

Andy Gentile – President *

Erin Greene – Vice President *

Chris Balenske - Treasurer

Mark Freeman – Secretary

Mike Ostojic – Member At Large *

Alpine Edge Representatives

Michael Walzak – HOA Community Manager

Jessica Martin - Director of Communications

AGENDA

A. Welcome

- a. Roll Call; Determine Quorum
 - Meeting was called to order at 4:09 p.m.
 - Quorum with four of five board members in attendance.
- b. Approval of Meeting Minutes – November 7th, 2023
 - **Motion:** Andy motioned to approve the minutes as written, which Mike seconded, and the motion passed unanimously.

B. Old Business

- a. Boiler Project & Update:
 - At the last meeting, it was agreed to push off the North boiler room upgrade completion until springtime. The entire building must be shut down for multiple days to remove the old equipment and prep the room for firewalls.
 - Alpine Edge proposed a solution to supply hot water and heat to the full-time residents of the North building and offered to obtain a quote for the work.
 - This will be forwarded to the Board once received.
 - There should be no additional costs to complete the north boiler room.
 - South building boiler room is finished, inspected, and running well. Electrical clean-up is in progress to construct new fire-rated walls and doors easily.
 - Completion of the fire monitoring system required by the fire department and town.
 - Fire and carbon monoxide detectors have been installed.
 - A couple of issues were found:
 - A gelled-up pipe in a homeowner's unit due to having no insulation and being located on the exterior of the wall.
 - Alpine Edge will address this in the spring to ensure no freezing issues moving forward.
 - Alpine Edge has identified a crack in the south boiler room near the window well and reached out for a water shield foundation treatment quote.
 - The Board was concerned with the foundation issues and wanted to

ensure that a permanent solution was found.

- The engineer is confident that the fix for the cracked window well will hold. Alpine Edge will send the foundation report to the board.
- The Board would like Alpine Edge to get a second opinion.

b. Phased Renovation Plan Update:

- Alpine Edge will meet with contractors to see what requirements are needed to get laundry back up and running.
 - The idea of renting machines from a profit-sharing company was discussed.
- Homeowners have expressed interest in wanting to have a say in what is put in the basement in terms of laundry room, hot tubs, showers, and locker rooms.
 - Alpine Edge will compile a survey for homeowners to rate their preferences.
 - Ideas include laundry room, owner storage, business center, bathrooms/showers, recreation/lounge room, and ski lockers.
 - Alpine Edge will send the Board the architectural plans received for the basement.

c. Maintenance Update

- The water was diverted from the building by fixing the downspout on the back side of the building, closest to Allo and the Helly Hansen store.
- The new bulbs have been installed and are functioning properly, except for one bulb.
 - The photocell located on the southern side of the building requires repair.
- During the meeting, the board expressed dissatisfaction with the quality of the railing work and expressed concern that someone could be injured due to improperly secured railings.
 - Alpine Edge will get more background on this.
- Alpine Edge cleared the snowpack and hauled it off from the front parking lot as it became dangerous.
 - Snow hauling: removed 12 loads of snow.
 - The Board discussed increasing this line item in the budget next year.

C. New Business

- Unit 124
 - The new owner broke through the basement wall during interior renovations.
 - Alpine Edge has been working with this homeowner and mentioned they have been responsive.
- Update on AR
 - There are a few homeowners on the AR list due to the switch to AppFolio. As far as HOA dues payments are concerned, the HOA is in a good position overall.
 - Once an accurate ledger is prepared, Alpine Edge will be able to inform the board of the status of the special assessment payments.

D. Open Forum

- The Board has requested increased landscaping efforts this summer, specifically asking for flowers in the planters.

- Alpine Edge will reach out to Alpine Meadows regarding scraping the back parking lot.
- The Board requested better trash pickup in the back lot. Alpine Edge has been working with Alpine Meadows to improve this.
 - Tannhauser I pays around 35% of the back lot upkeep and trash removal.
- The board requested an email to be sent to homeowners regarding the bikes being stored near the back entrance to the basement. They would like to remove any bikes that are not claimed.

E. Schedule the Next Meeting – May 2024

- The next meeting was scheduled for 5/9 at 3:30 p.m.

F. Adjournment

- The meeting was adjourned at 5:32 p.m.