

# TANNHAUSER MANAGEMENT HOA

## BOARD OF DIRECTORS MEETING MINUTES

Thursday, September 15, 2022 – 10:00 AM MST

- and -

Virtual via GoToMeeting

### Tannhauser I Board of Directors

- Christina Mattar
- Mark Freeman
- George Lombardi
- Jeff Stewart
- Rosemary Geier

### Alpine Edge Representatives

- Steven Frumess
- Jessica Martin
- Kimberlyn Bryant
- Brett Gunhus
- Erik Keefe

### AGENDA

#### **I. Welcome**

##### A. Roll Call; Determine Quorum

The meeting was attended by the Tannhauser Board and Alpine Edge management team listed above.

There was a motion to begin by Christina at 10:03 am, which Jeff seconded.

#### **II. Financial Report**

##### A. Reserve Study

The Board was informed that the first draft of the Reserve Study had been completed. There is still some back-and-forth with the company to fill in some missing context. Brett proposed going through the draft as a group to determine which numbers are off. The Reserve Study will show how much should be allocated to the reserve fund and help the Board and Alpine Edge prioritize the CAPEX projects.

##### 1. Upcoming Capital Projects

###### A. Basement Renovation

The current draft of the Reserve Study states that the basement remodel will be about \$90K and the boilers would cost about \$75K. Steven recommended a homeowner Special Assessment to be collected over the years. Christina prefers one large special assessment rather than multiple small ones.

The Board discussed the basement and how to get the laundry up and running. The biggest issue is that the firewall needs to be much longer than Ralph, the original contractor, planned, meaning the Association needs more insulation and space. AE thought the Board would not save money by completing the Laundry Room and not finishing the rest (like owner lockers) because the city requires the entire firewall. Christina requested AE's help with the numbers for this project.

Steven asked when the roof was last replaced. Brett confirmed it was replaced in 2016.

**III. Schedule Next Meeting**

The Annual Meeting was scheduled for Oct. 29 at 10:00 AM.

**IV. Adjournment**

There was a motion to adjourn the meeting at 11:04 AM by Christina, which Jeff seconded.