

# Vic's Landing

## Board Meeting Minutes

Thursday, July 1<sup>st</sup> – 5:30 PM MST  
Alpine Edge – 130 Ski Hill Rd, Suite 130  
– and –  
Remote via GoToMeeting

### Attendance:

#### Vic's Landing Board of Directors

- Erin Fisher
- Thomas Joachim
- Jesse Blumentritt
- David Robichaud
- Nicholas Borovich

#### Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Robin Hoffmann – HOA Administrator

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### 1. Roll Call; Determine Quorum

Jessee Blumentritt, Thomas Joachim, Nicholas Borovich, David Robichaud, Erin Fisher, Alpine Edge Representatives.

Erin motioned to begin meeting; Nick seconded. Meeting began at 5:33 pm.

### 2. Old Business

#### A. Notice of Abatement Resolution

The Browns - Brett will write an email and thanks for following through. Board acceptable.

#### B. Wayside Inn / Loge Requests

AE will reach out again, it will probably be a seasonal thing where we remind them to tell guests to pick up after their dogs. Tom mentioned asking them to pay for a fence. Board also discussed signs along the hill. Board noted continuing to see the walking of dogs from guests through the neighborhood and it is probably intrusive to the condo side. Jessee's neighbor has opened windows and seen people right there. A neighbor said constant and bothersome to him. Brett said he had a problem with the snow plowing last winter too. Brett added that Joe was trying to get a survey from the Town for the property line.

Board agreed for AE to speak with them again and propose they pay for poop bag dispensers and bags and Vic's Landing pay for signs. Cap for signs agreed at \$150. Also, the manager at Loge said Vic's Landing could provide notice regarding no trespassing on their property and picking up after their pets, they could post on their bulletin board, but they will not hand it out to every guest.

### **3. New Business**

#### **A. General Maintenance**

Board agreed landscaping looking better, a lot had been done in the past week. Aspen Tree also came out and sprayed, mow and trim done, plantings in entry, and irrigation running. Steven noted the landscaper was not staffed as well as AE had hoped so pulled in another contractor to keep things moving along. Steven added all landscaping contractors having major issues with staffing this year, potential staff cannot find an affordable living space. Modest wages and workforce housing are major issues. AE's goal is to have the landscaping dialed in by July 4<sup>th</sup> weekend.

Board asked about the garage doors, seal coating, and staining of decks and stairs on the condo side.

- Robin H provided an update and noted the quote received for the staining for the railings was too high and has requested quotes from additional contractors.
- Board agreed to have a garage door contractor inspect and advise on possible ways to repair them.

Board asked Nick and Robin D about budget and pacing to consider large expenditures. Were advised on pace for budget, large expenditures would need to come out of Reserve or retained earnings.

Steven added something needs to be done to avoid bigger problems down the road. He understands their concerns to stay on course and budget. Board asked AE to get estimates for all projects needed and Board would decide on where to start.

Board also mentioned a few people having clogged gutters already. AE advised some have had to be cleared this summer and will keep an ear out for others.

#### **a. Landscaping**

- i. Noxious weeds, dead vegetation, mulch
- ii. Tree removal

#### **b. Garage Door Maintenance**

Jessee mentioned stone falling off some areas near garage doors. AE will have them repaired in-house.

#### **B. Governing Document Updates**

Brett said no big updates on the AE end and offered AE's assistance. Erin advised the first draft is done and sent to Board. There are a couple of things for the Board to talk about but the whole document with draft changes is done. Brett suggested sending him the draft and he can give thoughts on it, maybe include STR registration.

a. Rules & Regulations

i. Parking Policy

AE reached out regarding the black and white vehicles. Board and AE discussed the ongoing parking issues that seem to have habitual offenders.

Brett asked the Board their view on wording for the parking policy to account for what these habitual offenders are doing. Erin said the Board has the policy in the Rules and Regs. updated and they added towing and fines. Board wants to tighten up the verbiage before sending it to all owners and enforcement begins. Would like to add a fine schedule and towing enforcement. For now, enforce stickering and the new Rules and Regs will need to be approved by Board and sent to all owners before enforcement efforts can begin.

ii. Structural Modification

Brett said will pay close attention when reviewing. Tom said it is a challenge to them what is and isn't needed to get board approval for.

**4. General Board Comments**

The annual meeting will be held in December. AE will be creating a draft budget and consulting with Nick, then run by the Board. It will be dictated by what projects are done this summer.

**5. Adjournment**

Tom motioned for adjournment; Jesse seconded. Meeting ended at 7:12 pm.