

VIC'S LANDING

BOARD MEETING AGENDA

Tuesday, November 15th at 5:00 PM MDT

Alpine Edge – 130 Ski Hill Rd, Suite 130

– and –

Remote via GoToMeeting

Vic's Landing Board of Directors

- Tom Joachim
- Jesse Blumentritt
- Nick Borovich
- Tom Booth
- Pam Krenek

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Erik Keefe – HOA Assistant Manager
- Jamie Stahulak – HOA Accountant

1. Welcome

- Roll Call; Establish Quorum

The meeting was attended by the Board of Directors and Alpine Edge Management team listed above.

Tom Joachim called the meeting to order at 5:03 pm, which Tom Booth seconded.

- Review & Approval of 9/13/22 Meeting Minutes

The minutes were sent to the Board for review before the meeting. There were no edits to be made. Tom Booth motioned to approve the minutes, which Tom Joachim seconded.

2. 2023 Budget Review

Alpine Edge presented the drafted FY23 budget and went line-by-line to get the Boards feedback and comments. The Board was informed that the Reserve fund had been used to fund CAPEX projects this summer. These projects included the railings project, garage door replacements, seal coating, and dryer vent cleaning. Alpine Edge reviewed what was in the Association's account regarding what's on the balance sheet and the funds that were spent so far.

In the operating expenses budget, Alpine Edge went with a three-year average to determine how much money should be allocated to these line items.

Gas/Electric - 4% increase due to inflation and cost of materials and labor

Landscaping – kept flat, but if the Association changes contractors, this may increase.

Postage – increased slightly due to the cost of stamps rising

Plow/Shoveling – slight increase based on the contract with Better Views Landscaping

Management Fee – increased based on Denver CPI

Trash Removal – increased. AE will reach out to another trash removal provider for a bid.

The Board discussed the contributions of the condo/duplex owners to the Reserve fund. Alpine Edge will send this budget to the Board to review all the expenditures, CAPEX projects, and account information so that the appropriate reserve allocation can be determined based on the current status of the Association.

3. Old Business

- Dryer Vent Cleaning

The condo side recently had its dryer vents cleared. There was some concern about whether the contractors entered all units to test for airflow. Jessee said they did not enter her unit. The Board would like future vent cleanings to be completed entirely from the exterior so that homeowners who work or with pets do not have to be inconvenienced.

- Seal Coating

Erik reviewed the seal coating that occurred and was pleased with the outcome. He acknowledged the miscommunication between AE and the homeowners regarding when the road would be reopened. Pam mentioned that the contractor left cones behind.

4. New Business

- Heat Tape

The Board was informed that the heat tape for the condos had been turned on.

- Winter '22/'23 Snow Removal

Better Views Landscaping is contracted to plow and shovel the snow this year. They will plow the Association when there is 4-inches or more snowfall and shovel when there are 3-inches of snowfall. Alpine Edge will be monitoring the state of the snow removal during their drive-throughs.

Alpine Edge will reach out to Better Views regarding snow stakes for the island and ensure they are clearing the condo walkways.

- Annual Meeting Prep

The Board was informed that there is one seat for election this year on the duplex side. Alpine Edge will call for nominees in the Notice of Meeting email to homeowners. The election will take place online if contested.

The Annual Meeting will be virtual via GoToMeeting on Tuesday, December 13th, at 5:30 PM MDT.

The final budget will be sent to the Board for review. Once approved, AE will send the Notice of Meeting to the homeowners.

Jessee also mentioned that the replacement of the garage doors should be discussed with homeowners at the annual meeting.

5. Open Forum

The Board asked for an update on the leak at Unit 73. The Alpine Edge service team is in charge of the repair. The HOA will have to verify with them but believe the leak was fixed, but the drywall may still need repair.

The Board would like a reminder about trash going out to the owners.

6. Adjournment

The meeting adjourned at 6:48 pm.

