

VIC'S LANDING

BOARD MEETING MINUTES

Monday, February 28th at 5 pm MST

Alpine Edge – 130 Ski Hill Rd, Suite 130

– and –

Remote via GoToMeeting

Vic's Landing Board of Directors

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

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator
- Martha Zaugg – HOA Administrator

1. Welcome

• **Roll Call; Establish Quorum**

The meeting was attended by all of the Vic's Landing Board of Directors listed above, as well as the Alpine Edge management team. There was a motion to begin the meeting made by Tom Joachim at 5:03 pm.

• **Introduction of AE Team and Board Members**

Martha introduced herself to the Board and announced the attendance of the Alpine Edge Management Team.

Tom Booth asked about the management scope and how often AE will be in the area doing walk-throughs. Martha informed the Board that AE does once-a-week inspections of the Common Areas of Vic's Landing, including the trash enclosure and refilling pet waste bags. She also informed them that the AE service team is putting together a checklist for their weekly walkthroughs. Tom B. inquired about setting up a walk-through with the service team to point out areas of concern, to which Martha agreed. Tom B. also verified the contact information for Alpine Edge.

Tom Joachim brought up the lack of snow removal in front of the trash shed and Pam mentioned the pile of snow had been removed earlier that day so that the trash enclosure could be accessed. Nick Borovich asked that AE announce to all of the homeowners when New Oz will be scraping Dewey Placer.

2. Approval of Minutes from 1.6.22 Meeting

Tom J. addressed the Board and informed them they should have received the minutes from the last BOD meeting. There was a motion to approve minutes as written by Tom J, which was seconded by Jessee B. and unanimously passed by the Board.

3. Old Business

- **Overview of State & Governing Documents Regarding BOD Meetings/Notice**

There was discussion about the rules surrounding meetings and how often the Board should meet. Brett addressed the Board and explained the differences between the different types of meetings (i.e., Board Meetings, Special Meetings, Annual Meetings, etc.) and the CCIOA regulations the HOA management has to follow that go along with each meeting. He also explained the processes of updating the Declarations and Bylaws and how that should be communicated to owners or how involved the owners should be in the changes.

- **Open Action Items from Previous Meetings**

Kimberlyn has multiple bids for the seven garage doors that need to be replaced in the Association. Tom J. questioned whether it would be worth it to replace all the garage doors and not just the ones that are broken.

Brett informed the Board that he received bids for asphalt re-sealing and will forward those to the Board for their review. Tom B. suggested having the street resealed at the same time that the dryer vents are cleaned out.

- **Updated Rules & Regulations**

The update to the Rules and Regulations is still a work in progress. The Board agreed to meet internally to work this out and will reach out to AE with any decisions made.

4. New Business

- **Appointment of Pam Krenek to open Board seat**

Tom B. motioned to appoint Pam Krenek to fill the vacant seat on the Board. Tom J., as the joint director, seconded this motion.

- **Election of Officers**

Officer positions were determined by the Board and are as follows:

President – Tom Joachim
Vice President – Tom Booth
Secretary – Jessee Blumentritt
Treasurer – Nick Borovich
Member at Large – Pam Krenek

- **Snow Removal Issues *Scraping of driveways & roads***

Martha informed the Board that the Association was scraped earlier that day. The Board requested that New Oz get down to the pavement when scraping the HOA. Martha said it may affect the contract due to being more work, but she will bring it up to Jayson (New Oz). Kimberlyn suggested that snowmelt or sand be placed in the trash enclosure that homeowners can access. Nick requested that the snow removal contractor come through the Association in the

mid-afternoon due to allowing the sun to thaw most of the ice. Martha informed the Board that we will bring it up but a lot of times our hands are tied in these situations.

Tom J. brought some issues to the attention of the Board and asked AE to send out mass communication to owners regarding the removal of ice from the driveways and to remind owners to leash their dogs in the Association. Martha informed the Board that a newsletter will be put together for the Association and sent to the BOD for approval by the end of the day on Thursday.

- **Architectural Change Request process**

Martha explained the usual practice of a Design Review Board and asked how Vic's Landing had been operating with any architectural change. Recently, there was a proposed design change that was brought it to the Board directly. The Board would like owners to go through Alpine Edge initially and the proposal will be passed along by them by management.

Martha informed the Board that Alpine Edge will include the Design Review process in the newsletter to the owners.

- **Water Leak (Condo units)**

There was a leak in October 2021 that was addressed slower than expected. Tom J. would like to set a precedent on how long it should take to get issues like this taken care of. Martha agreed that the leak in October 2021 was handled poorly and explained AE's process for responding to these issues. She also explained what AE considers an emergency and supplied the emergency contact information. Tom B. asked to include in the newsletter for upstairs owners to keep an eye out for any ice damming. He also suggested having the heat tape examined in the summer to make sure all the roofs are covered. Jesse B agreed and said she believes that the heat tape was replaced within the last couple of years. Kimberlyn informed the Board that heat tape is only good for about 10 years and she will look into having them looked at this summer.

- **Open Homeowner Complaint**

Brett addressed the Board about an official complaint filed against Tom J. by Tom Brown. He believes that Tom Brown should receive an official response from the Board. Tom Booth would like to review all the information with Pam K. to form a response. Alpine Edge will send the response on behalf of the Board.

5. Open Forum

6. Adjournment

Tom Booth made a motion to adjourn the meeting, which was seconded by Tom Joachim. The meeting adjourned at 6:15 pm.