

VIC'S LANDING

BOARD MEETING AGENDA

Wednesday, April 12, 2023, at 4:00 PM MDT

Alpine Edge – 130 Ski Hill Rd, Suite 130

– and –

Remote via GoToMeeting

Vic's Landing Board of Directors

- Tom Joachim - President
- Tom Booth- Vice President
- Jessee Blumentritt- Secretary
- Nick Borovich-Treasurer
- Pam Krenek- Member At Large

Alpine Edge Representatives

- Steven Frumess – General Manager
- Jessica Martin – HOA Director of Communications
- Erik Keefe – HOA Manager

1. Welcome

A. Roll Call; Establish Quorum

The meeting was attended by Vic's Landing Board members Tom Joachim, Tom Booth, Jessee Blumentritt, and Pam Krenek. The Alpine Edge management team listed above was also in attendance.

The meeting was called to order by Tom Joachim at 4:01 PM.

B. Review & Approval of Meeting Minutes – 9.13.22, 11.15.22, 1.11.2023, & 2022 Annual Meeting Minutes

No edits were suggested to the minutes for the meetings listed above. Tom Booth motioned to approve the minutes as written, which Tom Joachim seconded. The Annual Meeting minutes from 2022 will be ratified by homeowners at the 2023 homeowners meeting.

2. New Business

A. Snow Removal Review

Erik Keefe addressed the snow removal this year, including the road scrape. Snow removal services are contracted through April. Pam Krenek addressed the snow scrape and said the contractor came the day before they were scheduled, which confused some homeowners. Tom B. thought snow removal was better this year than usual, and Tom J. agreed.

Tom J. requested that the snowplows be more conscious of the snow stakes in the Association to prevent the irrigation and landscaping from being ruined. The Board would like a clear path in front of the mailboxes due to the drainage in this area.

B. Landscaping

Jason Postles was the landscaper for the Association last year, which the Board was happy with. AE has not signed a contract with him yet this summer. Tom J. wants to know if a nontoxic pesticide can be sprayed on the grass this year, especially on the island. Erik will revisit this with the landscaping contractors to see the options. Tom J. thinks it would be a good idea to get another bid to make sure the vendors are true to their pricing.

C. Summer Maintenance Items

a. Roof Assessment

Erik asked the Board if the roofs had been inspected recently, and Erik suggested doing that this summer. During inspections, the contractors will make minor repairs and preventative maintenance. The Board confirmed that the duplex owners would be responsible for their roofs; the roof inspections performed by the HOA would be a condo expense only.

AE has built some relationships with contractors in the county, and Tom B. thinks having them inspected for preventative maintenance would be a good idea.

b. Boiler Assessment/Tune-Up

AE recommends a boiler tune-up yearly to ensure the boilers function correctly. Erik believes this would cost the Association \$200-400 per boiler and confirmed this would be a condo operating expense. Erik informed the Board that the ToB got involved with the boiler and CO2 alarm repairs on the condo side due to the safety hazard. The Towns building inspector saw they weren't up to code, so adjustments and repairs were made to bring them up to code.

D. Town Trash Ordinance

Erik informed the BoD of the new trash policy for Breckenridge and Frisco. The HOA will be required to have a recycling container in the trash enclosure that is half the size of the dumpster. Erik suggested downsizing the dumpster to fit three rolling recycling bins along the enclosure wall. The deadline for this is June 1, 2024. Erik said this might affect the budget for next year. He will try to get rough numbers from Timberline to determine how much this may cost. Tom J. predicted there would be issues with installing a smaller dumpster and this new ordinance, especially with short-term renters who need help understanding how recycling works in Summit County and the amount of contamination that will occur.

Tom B. suggested adding this topic to the Association newsletter to inform homeowners of the impending change. He also suggested upping the trash pick-up to twice a week but pointed out that the Board would need to increase the budget for this in the next fiscal year.

3. Old Business

A. Reserve Study & Plan

Erik said that during the budget session this year, there was a discussion for a more robust reserve study. Erik recommends getting a proper reserve study done by a third party every 3-5 years. Lindsay Wood, AEs accounting manager, has built a reserve plan based on the original study. This plan forecasts the financial needs for more significant projects in the Association and can be changed or altered as needed.

Tom B. wants to hold off on the new reserve study this year and focus on adequately funding the reserve funds. He suggested a neighborhood walkthrough this summer to identify the elements the HOA needs to focus on for repairs. Erik informed the Board that AE was there to assist but is not comfortable predicting the life expectancies of the common elements in the HOA. He told the Board that Lindsay informed him that she could only build a plan for the HOA with an official reserve study, but he said a preliminary walkthrough is a good idea.

Erik suggested bringing this topic to the financial work session planned for the end of the month.

4. Open Forum

Erik informed the Board that the next financial packet would be sent to the Board around the 25th of the month. He encouraged the Board to reach out to Lindsay with any financial questions. A tentative financial meeting was scheduled for Monday, May 1st, at 4 PM.

5. Schedule the Next BOD Meeting

The next Board meeting was scheduled for Wednesday, July 26th, at 4:00 PM.

Tom J. brought up the AR list of delinquent homeowners. He also mentioned that some cracks in the asphalt need to be revisited from last year. Erik will reach out to Jet Black to inquire about this fix. Tom J. also mentioned a downed sign in the Association (on the condo side) that needs to be replaced or repaired.

Pam mentioned she was having issues contacting AE via phone, so AE may want to have VM checked.

Tom J. brought up electrical outlets on the island left of the center that may need to be inspected.

Jessee mentioned there were issues with homeowners leaving their garage doors open. She requested that a communication be sent to homeowners requesting that they keep their garage doors closed. Tom J. verified that the rules state that the garage door should be closed. AE will send a reminder to homeowners now and again in the fall.

6. Adjournment

There was a motion to adjourn the meeting at 5:22 PM.

