

VIC'S LANDING

BOARD MEETING AGENDA

Thursday, June 6, 2024, 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
- Kristen Pusey – Treasurer
- Pam Krenek – Member At Large

Alpine Edge Representatives

- Erik Keefe – HOA Director
- Jessica Martin – HOA Director of Communications

1. Welcome

- Roll Call; Establish Quorum
 - A quorum was met with all board members in attendance
 - Tom Joachim called the meeting to order at 4:00 p.m.
- Review & Approval of Meeting Minutes – 2.22.24
 - **Motion:** Tom Booth made a motion to approve the minutes as written. Jessee Blumentritt seconded this motion, and it was unanimously approved.

2. Current Business

- Financial Review
 - The duplex reserve bank account was closed and reconciled the due to/due from in 2023. This resulted in cash transfers of \$4K to the condo reserve and \$13.5K to shared operating.
 - \$10.6K in condo reserve
 - \$25K in shared reserve
 - The shared operating account has \$38K.
 - A/R - Late fees may need to be imposed on one unit, but collection policies must be updated with an attorney. It seems they are making small payments to catch up.
- Maintenance
 - Tree Removal
 - Email from Blue River. They want to split the costs of removal. Vics would owe \$737 out of the shared account.
 - There are two dead pines on the island. The landscaper was given the green light to remove them.
 - 55A Boiler

- Spent roughly \$1,300 on repairs to get the boiler back up and running, including a new ignitor and gas valve, caulking the heat exchanger due to a broken mounting screw, and weekend callouts.
- Should have heat exchanger or boiler replaced. The heat exchanger is estimated to cost \$3500-\$4K, and the boiler replacement is estimated to cost \$11-15K. Last year's bid for boiler replacement came in at \$11,119.
- 103B and 73B boilers were replaced in 2022, leaving four original boilers.
- Buildings built around 2007
- Boilers for condos were scheduled to be fully replaced in 2034 for \$70K, according to the reserve study.
- There was a discussion about a possible special assessment if the boiler replacement is time-sensitive.
 - Alpine Edge will look into replacing the boilers in Aug/Sept using reserve funds.
- Condo Concrete Walkway Settling
 - The walkway between 79B and 91B is settling. Alpine Edge believes the entire ground on the hillside is settling, not just the walkways.
 - There was a suggestion to pump concrete under the sidewalk instead of tearing it up and relaying new concrete. AE will get bids on this project.
- 47A Siding Damage
 - There is siding and water seal penetration damage above the garage on unit 47A.
 - The cost of repairs would be paid from the operating budget under the Repairs and Maintenance line item.

3. Open Forum

- The board asked about the recycling program deadline. Alpine Edge has not began this project yet.
 - There was concern regarding the cost of having less dumpster space and more garbage pick-ups
- Guest parking issues and possible solutions were discussed.

4. Schedule the Next BOD Meeting

- The next meeting was scheduled for August 28th at 4:00 p.m.

5. Adjournment

- The meeting adjourned at 5:45 p.m.

