

VIC'S LANDING

BOARD MEETING AGENDA

Wednesday, July 26th, 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
- Lindsay Wood – HOA Accounting Manager

1. Welcome

- Roll Call; Establish Quorum

Tom Joachim, Tom Booth, Jessee Blumentritt, and Pam Krenek attended the meeting. The Alpine Edge management team listed above was also in attendance.

Tom J. called the meeting to order at 4:02 PM.

- Review & Approval of Meeting Minutes – 4.12.23

The Board has yet to review the previous meeting minutes and will do so following this meeting. They were approved pending no suggested edits by the Board.

2. New Business

A. Financial Review

Lindsay addressed the Board and presented the YTD Budget vs Actual. She asked for help clarifying the expenses split between the condos and duplexes.

Lindsay pointed out two charges in Jan for insurance and then an auto payment. She wanted to ensure the HOA wasn't being double charged. The direction was given that the property insurance should all be allocated to the condos, and the general liability should be allocated to the shared expense. Alpine Edge will rebid the insurance this fall to ensure the HOA is getting competitive rates. Lindsay will get the full breakdown and reallocate the insurance.

Condo Gas and Electric is over due to a combination of higher Xcel charges than was budgeted for and possibly a December bill being paid in 2023.

She reviewed the landscaping charges and asked what costs belong to the condos and which belong to the duplexes. The Board decided that all landscape maintenance expenses should fall into the shared budget for ease of billing. AE will ask the landscaper to break out replacements between condos, shared, and duplexes.

The sewer budget item is over by \$32. Water is over budget by \$1600. Billing used to be bi-monthly but is now occurring monthly. Lindsay will do some research into why water is so high.

The condo reserve account is being affected by \$20 activity fees. The Board discussed moving the reserve accounts for the condos and duplexes from First Bank to Alpine Bank. Tom B motioned to transfer the reserve accounts to Alpine Bank, which Pam seconded, and the motion passed. Tom B. volunteered to help Lindsay clarify the allocation of Shared Reserves back to Condo Reserves and Duplex expenses.

Dog bags are under budget. Plowing is \$2K over budget. Tom B thought it was a fixed-budget contract. Trash rates increased between May and June for the second time this year. The Board knew one was coming, but AE did not know where the second one came from and will check with Timberline.

B. Landscaping Review

The Board was informed about a dead tree in front of Unit 90. AE is working with Jason to remove that. Pam said another dead tree behind the dumpster enclosure needs to be removed. The plan at this time is to remove the trees, not replace them. The sprinkler head damaged by the plowing during snow removal is also being repaired.

The landscaping contractor noticed some noxious weeds at the entrance of the Association. The contractor does not conduct weed spraying, so this must be subcontracted.

C. Summer Maintenance Items

The crack that developed after the asphalt work last year was filled at no cost by the vendor Jet Black.

AE will work on getting the gutters cleaned out and the roofs inspected in September.

3. Open Forum

Pam asked for clarification on when the new recycling protocols will go into effect. Erik reminded her that it will go into effect next June. This will need to be considered in next years budget.

4. Schedule the Next BOD Meeting

The next meeting was scheduled for Oct. 25 at 5:00 PM. The Annual Meeting will be held in person on Dec 15th at 5:30 PM at the Breckenridge Public Library.

5. Adjournment

There was a motion to adjourn at 5:23 PM.

