

VIC'S LANDING

BOARD MEETING MINUTES

Tuesday, September 13th 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
- Jessee Blumentritt
- Nick Borovich
- Tom Booth
- Pam Krenek

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator
- Erik Keefe – HOA Assistant Manager

1. Welcome

- Roll Call; Establish Quorum

The meeting was attended by Tom Joachim, Jessee Blumentritt, Nick Borovich, and Pam Krenek. The Alpine Edge management team was also in attendance.

There was a motion to begin at 5:02 pm by Tom Joachim, which Pam Krenek seconded. All were in favor.

- Review & Approval of 6/4/22 Meeting Minutes

Erik presented the minutes from the June 4th Board Meeting, in which Alpine Edge was not in attendance. There was a motion to approve the minutes by Nick Borovich, which Pam Krenek seconded. All were in favor.

2. Old Business

- Garage Doors

Jessee was concerned that the new paint on the garage doors did not match the siding. Kimberlyn explained the difference between stain and paint, stating that the paint would be more vibrant than the stain but should have a natural fading over time. The BOD discussed the possibility of re-staining the buildings to match better.

- Seal Coating (*next Monday, 9/19*)
 - Parking Options

The contractor performed crack seals throughout the Association that did not affect the use of the road. On Monday, September 19th, the contractor will return to reseal the road and driveways of the condos. Alpine Edge reached out to the Town regarding parking at the Loge. AE will update the homeowners when a response is received from the Town.

Tom asked that AE contact the short-term renters at Unit 24 to inform them of the work being done. Erik said he would send a courtesy notice but reminded the Board that it is the homeowner's responsibility to inform their rental management company. AE will send out another reminder to homeowners before work begins on Monday.

Tom mentioned that homeowners on the duplex side of the Association might be interested in having their driveways resealed at their own expense. A bid is in the works for this. Brett reminded the Board that the work is weather dependent.

3. New Business

- Dryer Vent Cleaning

Tom informed AE that the Board approved the dryer vent cleaning bid over text. An official motion was to approve the inspection and cleaning of the 24 condo unit's dryer vents made by Jesse Blumentritt, which Nick Borovich seconded. All were in favor.

Nick asked if the contractor would need to access the interior of the units. Erik informed him that the contractor would need to test from the inside of the unit but clean from the outside. Brett recommended letting homeowners know to assume that the vents will not be tested if they have dogs that are not secluded in another room. Tom would like a timeline to be created, so homeowners know when their vents will be cleaned.

Erin will put in a bid with the contractor regarding the cleaning of the duplex dryer vents.

- Winter '22/'23 Snow Removal

AE would like to nail down a scope of service by October. Bids for just plowing have been obtained, but AE is looking into getting requests for shoveling and plowing.

Nick asked that a reserve study be completed before the Annual Meeting due to the previous survey being from 2019. There will need to be two reserve studies: one for the condos and one for the duplexes. Erik provided the Board with the estimated costs of the reserve studies. Brett said it would most likely be completed in 2023.

- Snow Stakes

Snow stakes were a big concern last year, along with snowdrift blocking accessing the trash enclosure. Ice build-up was also an issue last year. AE assured the Board that the same contractor would not be used this winter season.

- Rules & Regulations

- Common Homeowner Complaints

The Board would like any homeowner complaints to be sent their way for review and disciplinary action.

- Preliminary Annual Meeting Prep

- Set BoD Budget Meeting Date & Annual Meeting Date

The next Board meeting will be held on November 8th at 5 pm.

The Annual Meeting will be held virtually and was set for Tuesday, December 13th at 5:30 pm.

4. Adjournment

Tom Joachim motioned to adjourn at 6:46 PM, which Nick Borovich seconded. All were in favor.

