

# WHITE WOLF

## BOARD MEETING AGENDA

Tuesday, January 21, 2025, at 12:00 PM MDT

Alpine Edge – 130 Ski Hill Rd, Suite 130

– and –

Remote via GoToMeeting

### White Wolf Board of Directors

- Lisa Velte
- Dick Dodge
- Mary Betley

### Alpine Edge Representatives

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

## **I. Welcome**

- Roll Call; Establish Quorum
  - A quorum was met with all board members in attendance.
  - The meeting was called to order at 12:01 p.m.
- Review & Approval of Meeting Minutes – July 2022
  - Last meeting minutes received were from July 2022; inquiry made about recent meetings. Annual board meetings are confirmed for July; minutes from 2023 and 2024 should be available.
    - The board confirmed that informal meetings addressed specific issues, but no official meetings occurred outside the annual ones.
  - Concerns were raised about missing minutes; further investigation will be conducted.
  - Meeting minutes and budgets are available online for residents and potential homebuyers. Potential buyers can request additional information not found online.
- Board Positions & Term Lengths:
  - Lisa: Re-elected, term expiring in 2027.
  - Dick: Term expiring in 2025 (up for re-election next year).
  - Mary: Term expiring in 2026.
  - Governing documents require a President, Vice President, and Secretary/Treasurer.

## **II. Current Business**

- Financial Discussion Summary
  - Budget Follow-Up: Alpine Edge will address budgetary issues and organize a work session for further discussion.
  - Bank Account Access: Access set up for checking and reserve accounts linked to the payment system.
  - Homeowner Dues: Seven residents have not paid January 2025 dues; the approved 2025 budget is being used for collection.
  - Financial Reporting: Monthly reports will be provided around the 25th, including balance sheets and P&L statements. There are delays in delivering Q4 2024

financials as Alpine Edge reconciles outstanding items. The board appreciates the structured monthly reports after previous management fell short.

- Dues Collection: Currently, six residents have not paid dues. Non-payment might not relate to portal activation; checks can still be used. Suggested contacting these individuals but advised waiting until February for clearer insights on outstanding balances.
- Assessment Overview: A \$13,300 per-unit assessment for roof repairs was implemented last year; all units have paid.
- Electric Bills: Homeowners were billed for individual electric usage and must reimburse the HOA. Two or three units have outstanding reimbursements.
- Account Management: Ongoing efforts to update accounts receivable records; waiting for a more accurate AR list and updates from Woodwinds on payment statuses.
- Painting Project and Architectural Committee
  - Painting Project Timeline: Need to confirm paint colors with Carlos before the project starts (before July 4th). Owner schedules must be accommodated.
  - Financial Overview: Both reserve and operating accounts are with First Bank. Need to confirm balances and access online banking. Mary should receive updates.
  - Deposit Approval: The board approved a 50% deposit invoice to Carlos for the painting project, totaling \$52,400, to be drawn from the reserve account.
  - Painting Project Updates: Alpine Edge will confirm the deposit with Carlos and inquire about timelines for color decisions.
  - Paint Color Decisions: An email from Mike regarding color preferences has raised some confusion. Previous feedback shows that 70-80% of community respondents prefer their current colors and are only supportive of changes for yellow homes.
  - Budget Concerns: Mary noted the budget is tight, limiting major changes proposed by the HOA.
  - Community Representation: There are concerns about whether recent requests reflect the entire community's views.
  - Architectural Proposals and Preferences: Ongoing discussions about color changes for siding and trim, focusing on enriching current colors rather than making extensive changes.
  - Decks and Trim: Decks will be repainted, maintaining existing colors for trim and no changes to window colors.
  - Mary expresses discomfort with associating paint colors with special assessments due to the financial limitations of homeowners.
  - Suggestion to avoid a divided communication from the architectural committee and the board of directors.
  - Proposal to send out two final color options to the community for feedback, with a deadline for responses.
  - Emphasis on the board's authority to make the final decision based on the architectural committee's input and community survey results.
  - Acknowledgment of potential dissatisfaction from community members regardless of choices due to historical context.
  - Discussion on ensuring community representation in the decision-making process, particularly regarding color choices.

- Importance of the survey results as a reflection of homeowner preferences, despite concerns over voting validity.
- Clarification that any changes may incur additional costs, which the survey indicated homeowners would not support.
- Need for decisive action from the board to avoid prolonging discussions and clarify paint color options.
- Consensus on the necessity of aligning new paint colors with existing structures to ensure compatibility.
- Next Steps: The board will clarify its position, outline architectural decisions, and propose final options.
- **Dark Sky Update:**
  - Town council maintains compliance date around July or August but postpones enforcement until January 2026.
  - This extension is viewed as a final opportunity after years of deferrals dating back to 2007.
  - Continuous feedback contributed to the council's decision, which included input from Alpine Edge, property managers, and homeowners.
  - Future Steps:
    - Planning to find a contractor for installation in late summer or early fall, aiming to complete by November 1st to avoid winter conditions.
    - Emphasis on avoiding painting delays that could conflict with light installations.
  - Fixture Guidelines:
    - Recommendation for dark sky-compliant fixtures to ensure they shine downwards, without glass or opaque materials.
    - Fixtures should resemble simple designs like a metal tube with a downward-focused light.
  - Action Items:
    - Resolve painting and fixture alignment issues before further Dark Sky discussions.
    - Address any missing documentation from the architectural committee regarding lighting options.
  - Budget Considerations:
    - Note that some proposed fixtures may exceed budgetary constraints and do not meet town criteria.

### **III. Open Forum**

### **IV. Schedule the Next BOD Meeting**

- April 16<sup>th</sup>, at noon.

### **V. Adjournment**

- Meeting adjourned at 2:05 p.m.