



2024 Annual Homeowner Meeting Minutes

Thursday, November 7th | 6:00 PM MST

[Remote via GoToMeeting](#)

Board of Directors

- Megan Matza – President
- Christine Britton – Vice President
- Mike Zobbe - Secretary
- Beverly Willms - Treasurer
- Sean Fitzsimmons – Member at Large
- Matt Brewer – Member At Large
- Brian Peterson – Member At Large

Alpine Edge Management Team

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

I. Welcome

- Call to Order; Determine Quorum
 - A quorum was met with at least 20% of homeowners in attendance or represented by proxy at the meeting.
 - Megan Matza called the meeting to order at 6:13 p.m.
- Introduction of Board and Management
 - Alpine Edge management team and sitting board members were introduced to homeowners.
- Review of Director Election Procedure (*two seats; three-year term*)
 - There are three nominees for two Board of Director seats. Owners will be sent the online election ballot and have until Monday to vote.
- Homeowner Approval of 2023 Annual Meeting Minutes
 - **Motion:** Megan Matza motioned to approve the 2023 Annual Meeting minutes, which Sean Fitzsimmons seconded, and the motion carried.

II. Financial Review

- Review FY2024 Financials
 - Balance Sheet reviewed.
 - Operating Account Balance - \$18K
 - Snow removal pre-payment occurs in November yearly.
 - Reserve Account Balance - \$132K
 - 12-month CD with Vanguard (\$100K) will expire 10/2025 with a 4% interest rate.
 - Expected to be over budget in landscaping (mulch) and snow plowing

- Expected to be under budget in snow hauling
- Review Board-Approved FY2025 Budget
 - Budgeted operating expenses for 2025 will increase due to landscaping, snow removal, and bank charges.
 - Plans to use the reserve fund for asphalt and roadway repairs, with an allocation of \$29,600, which may be exceeded, leading to a budget deficit next year.
 - Discussion on the AppFolio ACH transaction fees.
 - The board approved the 2025 budget, resulting in a slight dues increase to \$103 monthly.
- Ratify Board-Approved Budget
 - There were no vetoes to the budget; therefore, homeowners ratified it.

III. Management Report

- Landscaping
 - This summer, landscaping beds throughout the greens and common areas were mulched.
 - An irrigation audit evaluated our aging system and identified necessary repairs and maintenance. The board will review the report to determine the best course of action.
 - The landscaping vendor may assist with repairs and enhancements.
 - We aim to secure a grant covering 50% of the audit costs and seek additional funding from HCCC for repairs.
 - Other landscaping and irrigation vendor options are being explored.
- Maintenance
 - Repaired and painted the fences between Rodeo Drive and Union Mill on the first couple of greens. Next year, we will continue south with repairs and painting.
 - As a reminder, the association only paints and repairs fences facing common areas and open spaces. Privately owned fences on individual lots are the homeowner's maintenance responsibility.
 - Replaced lettering on trellis entrances to greens. We are working on more sustainable signage as the letters are impractical and expensive.
- Policies
 - Updated SB-100 Policies
 - There are nine required policies per CCIOA updated, including the collection policy for late dues. Policies are available on AppFolio.
 - Irrigation Policy
 - Homeowners must maintain irrigation systems within their property boundaries.
 - Responsibilities include monitoring and repairing sprinkler heads and fixing leaks.
 - Prompt repairs are crucial to prevent issues from affecting the neighborhood.
 - This policy helps keep costs and dues low for all residents.
- Parking
 - No vehicle parked in alleyways may protrude beyond the concrete drainage pans. This inhibits traffic flow and emergency vehicle response.

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- Please be courteous and ensure guest parking is reserved for guests only. There is a maximum limit of 72 hours for guest vehicles parked in guest parking.
- Snow Removal
 - There is a 3-inch trigger for snow removal in the association.
- Design Review
 - The DRC must approve all exterior modifications before work begins. Please visit the Wellington website or contact Alpine Edge to initiate this process.

IV. Open Forum

- Discussion about naming the alleys to make it easier for drivers to navigate the association.

V. Adjournment

- The meeting adjourned at 7:47 p.m.