June 17, 2024 Alpine Village BOD Meeting

## **BOD Attendees on call –**

Phil Ragnio

David Campanella

Seth Fitts

Demetrios Papadimoulis

Bill Fontaine (joined at 6:35)

Don Desruisseaux

Fred Carter

**Also on Call –**

Kathy McSweeney (Admin)

John MacDonald (Property Manager)

## **Homeowners on Zoom call at start of meeting -**

Greg and Mary Steele

Nelson Goes

John Haladay

John Campbell

Mark Jacobs

## **Open Questions From Homeowners:**

* No questions from any homeowners

**President Report:**

* Update on weeds (Phil has been collecting quotes and wanted to review them)
	+ Mulch is thick, weeds overtaking all shrubs and bushes are getting strangled

* + Next Year:
		- Robbie H. can remove the mulch – 11K (next year)
		- Then we can treat the weeds and put new mulch back.
	+ This Year:
		- Weed killer on the mulch ~$9,735 for 3 treatments this year (Spray)
		- Since its June already, perhaps this could be 2 treatments and be less.
	+ Water Issues (ill pitched land near foundations)
		- Units 79-80 have issues with the pitch of the land.
		- There is marine plywood (painted) against the foundation to help mitigate.
		- This section of the foundation is cinderblock.
	+ No action will be taken tonight; this was for informational purposes. The Board discussed the potential impact on the budget and whether this would be included in HOA fees or funded from the capital raised through the assessment.
* Snow Removal Contract
	+ Phil emailed snow removal bid, $55K for 2024 an increase from 2023.
	+ Don made motion to accept, Demo seconded; Vote: Unanimous.

* Accept presidents report; Unanimous

**Secretary Report:**

* Motion to accept the meeting minutes of March11, 2024; Vote: Unanimous.
* Email Votes
* Permits / Changes
	+ Unit 147 - concrete patio
* Fines
	+ Unit 147
	+ Unit 37
* Motion to Accept: Phil, Second Don: Vote: Unanimous

**Treasurer’s Report:**

* Cash Report
	+ - $446K, an increase of $60K since March (due to incoming assessment funds)
	+ Assessment
	+ 200 units are current on the assessment
	+ Of the 10 that are behind. 1 has made a partial payment, 9 haven’t made any payments.
		- * + Will follow the normal procedures to collect
	+ The next payment is due in July
* HOA Collection
	+ 1 unit getting behind in arrears (hasn’t paid assessments either)
		- $1K assessment, $2.2K on dues
			* + Will speak to the owners, if they aren’t paying will consider shutting off internet
	+ Discussion about internet speed. Internet working fine at the present time. May need new equipment in a couple of years.
* Budget Discussion
	+ Seth reviewed the current YTD budget expenses and predicted June expenses (end of fiscal 2023-2024 year)
	+ Excluding building maintenance, we are $5K over the budget
	+ We expected to exceed the budget for rot repair, but this was not accounted for in the budget and will need to be paid from this year's reserve additions. Consequently, it is anticipated that reserves will increase by only $70K for the year, rather than the budgeted $165K.
* Rot Repair (to recap)
	+ - This current cycle is a combination of “more repair” and “aggressive repair”
		- There are 6 buildings that haven't been addressed yet. Of these, 2 are currently in progress. We expect to repair 1 more building this year and the remaining 3 next year.
		- The year after next we will start to look at 6/7 buildings (31 units) that may need more maintenance to bring them up to the same standard. Could be 3 more years of heavy repair.
			* There was further discussion regarding the dues for the 2024-2025 fiscal year. Seth presented three options: keep the dues at $370, raise them by $10, or increase them by $17. After extensive debate, it was decided to raise the dues by $10 per month. This increase will allow for a forecast of $144K increase into reserves (assuming all other line items are on target). As a reminder, only $70K from Operating Budget was added to reserves this past year (ending on 6-30-24) due to overages.
				+ Budget vote was deferred to the executive session.

**Property Manager Report:**

* + Common Land Usage: John said a couple of units were infringing on common land adjacent to their units. He would speak with the offenders.
	+ Dumpster Area: Discussion of potential use of camera. Guest wifi signal strength to be checked.
	+ Dead Trees: There are multiple dead trees around the property lines and in common areas that should be taken down. Phil will see how much Top Notch will charge. In May of 2020 they charged $3000 a day.
	+ Deck Request Unit 203: Discussion on the request to expand the current deck. They cannot go beyond the limited common area of 12’ from the building.
		- The owner has been informed of and approved the Common Area restrictions.
	+ Shrubs: Caulder will be on property to help take out a couple of overgrown shrubbery.
* Accept Property Managers Report; Unanimous

**Old Business:**

 Rental discussion on the insurance carrier’s definition of long-term vs short term rentals.

 Anything over six months was determined to be long term. Bill F took the action to

reconfirm with insurance agent.

* + Insurance agent re-validated that six months or more is considered long term rental

Next meeting date to be determined. The annual meeting is scheduled for September 7 this year.

Meeting adjourned at 8:45