## **Sept 07, 2024 Alpine Village HOA Meeting**

*BOD Attendees*

Phil Ragnio

David Campanella

Seth Fitts

Demetrios Papadimoulis

Bill Fontaine

Don Desruisseaux

Fred Carter

*Other*

Kathy McSweeney (Admin)

John MacDonald (Property Manager)

Unit Owners

* 50 units present
* 38 proxies
* Total of 88 units represented- we have a quorum

## President’s Report

* Took a moment of silence for 9/11 reflections and remember two unit owners that passed this year.
* Recognition of new owners - #123
* Weed control this year was difficult, mulch is ~10 years old. Next spring we will pull the mulch out and drip edge. The soil will be treated. ¾” stone will go in for a new drip edge, the board is still evaluating what to put in to replace the mulch.
* Buildings on the northern edge of Alpine have moss problems that are being created due to trees on the state land along the wood line. We have contacted the state and they agreed the association may remove them. Towards the end of the month, Top Notch will be in to remove these trees and others that are dead, dying or encroaching upon buildings.

Motion to accept - #93 and accepted by HOA.

## Secretary Report

* September HOA Meeting Minute Acceptance

Motion to accept #93 and accepted by HOA.

## Treasurer’s Report

* Auditor Report was delivered to the association and Seth read the statement.
* Receivables -
	+ Dues- 3 units have delinquent dues beyond 90 days. 1 of these units is <2500 and a plan has been put in place with the owner. The other 2 units have just hit the 90- day mark, discussions will be underway with them.
	+ Assessment - 7 units have not paid for the first assessment in full, 3 have made partial payment.
* 2023-2024 Budget Review
	+ 132K over-budget; most of this was building maintenance and staining; without this we were 12K over-budget. The 12K over-age came from: painting decks (8300), Fertilizer and the maintenance contract was over; we added another treatment from TruGreen. Several misc. items were briefly mentioned.
	+ 143K over-budget on the rot-repair. Need to repair the buildings, we budget 165K and expect to pull from reserves to keep buildings in shape.
* 2024-2025 Budget Review
	+ Touched on some of the basic increases (weed/grounds contract increases, slight increases on insurance - won’t know until December what the new premiums will be),
	+ Ken Corbett #61: He disagrees with the rot repair budgeting. Asked to spread the rot repair to be slowed down or not to exceed. The Board believes it would be fiduciary negligent to not keep buildings repaired as this will lead to unit problems. Mr. Corbett pivoted his argument to suggest shifting the budgetary reserve money to the rot repair
	+ John Haliday #206: Wanted to comment that if these high repair costs have a finite length, then the way we budget and think about this can change.
	+ Maginess #101: Asked if she can make a motion to table this discussion to ratify the budget.
	+ Coscia #190: Asked about high bearing interest bearing accounts. Seth informed him that money (225K+) was moved to a CD
	+ #7 Tony Ehrman: Commented on the special assessment vs increases to dues. Seth reviewed the <3% increase to dues being less than the inflation rate without any change to the services/budgetary items. The board had worked hard to keep the dues increase as low as possible. He then addressed the special assessment. The reality is that the buildings are rotting, and the board has a fiduciary responsibility to the HOA to keep the exterior of the buildings healthy and maintain our investments.
	+ M. Gordon #35: Asked about the duration of the building repair, generally stating that she wants to see the report before the budget.
	+ Luttrell #173: Asked if the accountant gave advice for the way the budget is put together? Seth responded that they look at overall expenditures, not line items.
* Where do the dues go?
	+ 25% building maintenance, staining and decks
	+ 12.5% Insurance
	+ 13.5% Cable/Internet
* Reserve Fund Slide
	+ Briefly reviewed the historical context of the reserve fund
* #7 Tony Ehrman: the last few slides weren’t included in the packet that was sent. Asked about extending the budget slide.

Budget deferred till after the property report.

* Returned to ratification of the budget at 11:45am
* #50 made motion, #117 made 2nd and accepted by HOA, 2 dissenters #61, 206 + plus their proxies.

#61 Ken Corbett: Wanted to make a statement: Thought rot repair was going well but wanted to address that there is no finance committee. He felt that there should be smarter people in this room who should advise the board.

* There was no question, the board advised that this should be in open session.

#131 Marlena Fitts: Has a master’s in finance and spoke to the fact that the board and their budget is doing a good job. If anything, she would advocate that the budget is under-budgeted and the dues + assessment should be increased to catch up and account for unanticipated expenses.

#117 Mark Robbins: Said he is an original owner and wanted to thank the board for their volunteerism and believes they are doing a great job.

Vote to Accept the Treasures report

* #7 made motion, #90 2nd - HOA Accepted report

## Property Manager’s Report

* Siding and Rot Repairs
	+ If ⅓ of the shiplap is rotted the HOA replaces it with a different product (smart siding). Can’t do this immediately for everything, too expensive.
* Drainage issues on the property - water is getting into places it shouldn’t.
* Several roof leaks have been fixed
* Water leak, pavement needed to be torn up
* New Dumpster gates have been built
* If anyone is looking into window conversions or propane switch over - try to do it before the rot repair comes through.

#101 Rachel Maginess - is there a timeline to fix the road on Monroe: Yes- R&D Paving has it on their schedule.

**Rot Repair Break Out**

* Review of the history of the rot repair; building envelope engineer had been engaged. A few years ago the HOA started an “enhanced rot repair”. The buildings were rotting from the inside. Alpine is at the end of better rot repair but have been modifying what we have done over the years.
* Pictures were shown illustrating the problems - rotting studs, new insulation, tyvek, siding, etc.
* Note: Smartboard is a composite plywood.
* #190 Rick Coscia: When you do the capital improvement plan how do you do multi-year budgets? The building maintenance cycle used to be 4 years, now 5 years (cost, contractor availability)
* #206 Haladay: Can you explain the long- term plan and how things have changed? This year will be the first complete cycle with “better” repair (flashing, etc.) but not the smartboard, etc. There is a 5-year cycle.

**Water Main Break**

* Water main break pictures were shown
	+ 1” copper pipe was pitted and leaked. Pipe wasn’t set into a bed of sand when originally built 40 years ago.
* #7 Tony Ehman - what did the repair cost?
	+ Phil addressed - he spoke to R&D. They will cut the road back in that cul-de-sac, repack the fill and then put 2 coats. This will minimize the cuts. The estimate is 16K. Doesn’t include the excavation from Caulder.
	+ When was the leak? (July). Should we wait a year for ground to settle? The board decided not to on the advice of the paver since it’s been a few months. It is better to pave now than go over the winter.
* #104 Greg Steele: Scuff marks from the excavator - will that be fixed? Yes

Motion to accept - #93, #7 2nd and accepted by the HOA

## New Business

* Bob Worthington #26: Asked about roofing? Phil had spoken to a contractor - 2.5M ish, probably 6-7 years out. Roofs were replaced 2007-2010, (14-16 years).
* #127 Vance Perry: Mini-splits and air conditioning?
	+ There was a committee a few years ago that came to the board; a survey was made without many responses. This does come up often and this year it was raised just a few weeks ago- but too soon to put on the agenda. We looked at 2 other condo associations - one has a single page document, but another has a full process/packet that the HOA is reviewing. A lot of the issues involve protecting the association.
* #35 and #101 - Asked that this item be put on next board meeting.

## Old Business

* Spectrum Update: New contract from a few years ago was going to increase the speed, new pricing and channel lineup, new MDUs.
	+ The installation didn’t go as planned, didn’t want unit owners to have to install equipment and update passwords. This was PoR, but then Spectrum had to back off on this, and new setups would be required. They converted ~48 units and found there was a technical problem that internet would be lost until all units switched. At this point in time we are halfway through the contract - but haven’t gotten the full speed increase. We have been doing speed tests and are seeing download speeds beyond what the new contract SLA stipulates.
* #113 Deborah Palfrey: Made the statement that they had read that Spectrum will do away w/ cable boxes and only support streaming. Also commented that they got the new cable box from Spectrum and it's better than the old one.
* #123 Curt Cooprider: Wanted to comment that new accounts aren’t getting cable boxes - didn’t need it and got a streaming box.

#206 John Haladay: Wanted to comment that Seth did a good job dealing with Spectrum.

#173 Brian Luttrell: Has setup a Facebook Page for Alpine Village (Alpine Village Owners)

## Nominations for Board of Directors

* There were 5 nominations submitted, since this is under the 7 no voting needs to occur.
* #206 John Haladay: Asked if it were best to have an odd number? Preferable but not required.

## Motion to Adjourn meeting at 12:15 #93, 2nd #137 HOA adjourned.