

**Swiss Alpenhof Board Meeting Minutes**  
**December 06, 2023**

**Meeting Attended by:**

Dan Winegar – Welch Randall Property Manager  
Stephanie Cannon – President  
Stacy Baker – Treasurer  
Tami Brown – Secretary  
Amy Hogan – Advisor  
Sherrie Boseman – Advisor  
Rich Ternieden  
Declan Hogan  
David Miles  
Dana Morgan  
James & Gretchen Haller  
Mary & Ken LeBlanc  
Allison & David Dorius

**Key Decisions/Agreements/Information Discussed:**

- Dan shared information regarding the increasing costs of the Association's largest ongoing expenses (eg.. insurance, landscaping, utilities)
- Dan confirmed that the actions being taken by the Board of Directors regarding the roof replacements are in line with the Association CC&R's, and are as per the guidance of the Welch Randall attorney
- Dana shared the fact that she had independently contacted an attorney (Melissa Davidson) who also confirmed that the actions being taken by the Swiss Alpenhof Board of Directors are within the requirements of both Utah Code and the Association's CC&R's
- Tami answered questions regarding pricing and roof replacement process as follows:
  - The original quote provided by Riverfront Roofing to replace the roof on the building housing units 25 & 26 was \$56,000, which was the lowest of 4 bids received. By signing a contract with Riverfront Roofing to replace the roofs on all 8 of our buildings, the Association realizes a 40% volume discount, taking the average cost/unit to around \$17K from \$28K
  - Removal, storage, and reinstallation of gutters, heat tape, TV satellites, and broadband dishes is included in the cost of roof replacement
  - Riverfront Roofing will inspect all 26 roofs each spring and provide the BOD with input as to which buildings have the most urgent need for roof replacement. There will also be a survey sent out each spring asking owners to make the BOD aware of any interior damage incurred during the winter as a result of roof issues. Those two inputs will be used to determine the prioritization and timing of roof replacements per building.

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- David Miles suggested contacting Tyler ???? when we are ready to begin a detailed discussion on replacement of our sprinkler/irrigation system.
- Dan agreed to provide annual expense data (by category) for each year since Welch Randall assumed property management responsibility, to Rich and the BOD.
- There will be a meeting at 6:30pm on January 9, 2024 to be held in person at the home of Stacy & Kirk Baker, as well as being available for participation via ZOOM, to answer any additional questions and hear any additional feedback regarding the special assessment for roof replacement
- The annual meeting will be held at 7:00pm on February 21, 2024 at the home of Amy Hogan as well as being available for participation via ZOOM, at which time the 2024 budget will be communicated to all homeowners
- The due date of the 2024 annual assessment will be Feb 28, 2024 rather than Jan 30, 2024.