

Swiss Alpenhof Board Meeting Minutes
January 9, 2024

Meeting Attended by:

Dan Winegar – Welch Randall Property Manager
Stephanie Cannon – President
Stacy Baker – Treasurer
Tami Brown – Secretary
Amy Hogan – Advisor
Bruce Jenkins – Swiss Alpenhof Attorney
Tris Cannon
Declan Hogan
Jerald Boseman
Rich Ternieden
David & Jolynn Miles
Heather Baker
Dana Morgan
Johnathan Evershed
Vicki & Dennis Poppinga
Carol Thompson
James & Gretchen Haller
Mary & Ken LeBlanc
Niko & Ashlee Jensen
Allison & David Dorius

Key Decisions/Agreements/Information Discussed:

- Stephanie shared that the reserve account deposit for 2023 will be \$17K
- Stephanie shared that the cost of the association's insurance policy with American Family was increased by \$5K for 2023
- The contract with Riverfront Roofing will be posted to the association website
- The prioritization by building, as advised by Riverfront Roofing will be posted to the association website
- Bruce Jenkins clarified that the two board members who requested themselves from voting on the Riverfront Roofing contract, had proposed to pay for their own roofs directly, but were counseled not to do so, and to instead work out an approach where each of the 26 homeowners pay the same amount at the same time, with all homeowners receiving a new roof based upon a "worst first" prioritization to be determined by the roofing company
- Tami clarified that the two board members who requested themselves from voting on the Riverfront Roofing contract were asked prior to becoming board members, to lead a committee to determine how best to handle the roof issues being experienced by the

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community, and hence provided input to the board as gathered by a survey conducted in May.

- 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.
- 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.