

Swiss Alpenhof Board Meeting Minutes
March 4, 2024

Attendees:

Dan Winegar (Welch Randall Rep)

Stacy Baker (BOD)

Rich Ternieden (BOD)

Dana Morgan (Advisor)

Dana Morgan reviews prepared Excel Reserve Plan:

- Compares 2022 to 2023 reserves. Concerns voiced of being underfunded.
- Projecting roof cost model. Decided board would use actual roof contract cost.
- Conversation Re: 60 vs 100 funding. Board agreed to 100%.
- Discussions of underfunding in the past and properly funding moving forward.
- Agreement on keeping reserve study current every three- and six-year mark.
- Agreement that membership needs to review reserves annually and potential project disclosed.

Roofing Discussion:

- Spring Surveys
- Spring Roof Inspection
- Worst is First Order
- Tami to verify the “10% increase” verbiage in Riverfront Roofing contract.

Directors Roles voted on:

- Tami Brown- President
- Stacy Baker- Secretary/VP
- Rich Treasurer

Stacy Reviewed WR Training Workshop

- Reserve Study needs to be kept up to date in this market.
- Dana- Driveway Discussion
- Traits of Highly Successful Board
- HOA Insurance industry concerns

Rich & Tami lead the discussion on proposed the HOA CC&R changes.

- All 3 Directors discussed each of the 11 proposed changes and compromises were reached. Tami took the action to draft those revised changes that were agreed upon by all 3 Directors. Tami was to email revised draft to Rich and Stacy for a final look and feedback.
- A follow up zoom meeting was set for April 2nd for a final collaboration and feedback from HOA advisors.

Meeting adjourned