

Swiss Alpenhof HOA
In Person Townhall & Zoom Meeting Minutes
Jan 16, 2025

In person meeting was held at the Baker's. Attendees:

Tami Brown, Stacy Baker, Dana Morgan, Dave and Allison Dorius,

Ken & Mary LeBlance, Dec Hogan, Mike and Julie Casewell.

Zoom Attendees: Rich Ternieden, Tris and Stephanie Cannon, Dennis Poppinga.

Welcome: Tami

The meeting focused on reviewing the Fall 2024 Newsletter. Attendees were invited to provide feedback and ask questions.

Heat Cable - Tami:

A reminder was issued to turn on the heat tape, emphasizing its importance, particularly on front slopes where rooflines meet neighboring properties. Notifications were sent to homeowners (HO) who required maintenance or repair. The board will follow up and potentially impose fines on those who remain non-compliant.

Annual Assessment and Special Assessment - Tami:

Options noted in the Fall 2024 Newsletter were discussed.

Roof Replacement - Tami:

Tami explained the changes that were made to the 2024 roofing schedule. An additional building was added to the schedule to take advantage of a \$9,300 savings from Riverfront Roofing. The board reminded homeowners that the schedule for 2025 is "tentative" and the final schedule will be determined after the Spring 2025 inspections. These inspections will verify whether there will be any changes to the schedule based on the "worst is first" protocol. We anticipate doing 2 buildings in 2025.

Landscape- Dennis:

Dennis Poppinga was introduced as our landscape specialist. He addressed past concerns with Spectrum Landscape and reviewed his process for renegotiating our contract with them, as well as the improvements made.

Tree Trimming- Dennis and Tami:

Low-hanging branches pose a risk to landscapers and hinder their work. The board needs to address this issue. It was decided to obtain quotes this spring and review our budget.

Neighborhood Inspection and Findings - Board:

Tami presented the findings from the neighborhood inspection that was conducted in the Fall of 2024. The primary issue identified was painting and staining of wood accents on the front of homes, and decks on the back of homes. Letters were sent to homeowners regarding this. The board then recommended a painter, Jed Albiston, who completed the required work on several homes during September, and has received very positive feedback. This spring, a reminder letter will be sent to homeowners still needing to complete their maintenance projects, with a deadline of July 1, 2025.

Master Insurance Policy for 2025- Stacy:

Stacy informed the board that American Family notified them last fall of the non-renewal of our master policy. The insurance industry is currently facing many challenges, including widespread premium increases and companies ceasing to offer coverage. We are actively seeking a new policy and hope to provide an update by May. The current policy expires on July 31, 2025, which adds uncertainty to our 2025 budget. Dave Dorius also offered to assist in shopping for insurance.

Treasurer's Report - Rich:

Rich detailed our 2024 operating expenses and presented the projected budget for 2025. These figures are subject to change until we determine the premium cost of our master policy. For further details, please refer to the Fall 2024 Newsletter.

Governing Documents Update: Rich

Rich explained the process took much longer than expected due to attorney delays, new mortgage guidelines and other legislative changes made to this process. We are getting very close to submitting final version by spring 2025. Please refer to 2024 Fall newsletter for further details on the WR website. <https://www.welchrandall.com/swiss-alpenhof.php>