

Swiss Alpenhof Board Meeting Minutes

November 5, 2024, 5pm MST

Attendees:

Tami Brown, Rich Ternieden, Stacy Baker, Dennis Poppinga and Dana Morgan.

1) Landscape update-Dennis:

- a) Dennis gave update on improvement of communications w/ Spectrum. Dennis monitored previous contractual scope of work and negotiated 2025 contract.
 - b) Dennis explained the improved 2025 contract of \$23,210.00. Contract runs April through October of 2025. Pre-emergent was applied for next year.
 - c) Spectrum will be installing wireless sprinkler controls at their expense. SWA has option to purchase Sim card for \$420. This cost would offset extra maintenance call expenses. Board Agreed.
 - d) Dennis suggested another \$2500 to be budgeted for unseen landscape expenses for 2025. This would include the Sim card cost and the need of tree trimming in mind.
- c) Rich and Dennis had LS budget discrepancy. Both will review and clarify. One line item that was clarified was "Irrigation Services." It was determined that it was a Midway water bill for the SWA.

2) Status of Roof Replacement and neighborhood improvement-Tami:

- a) Discussion with Dana on roofing schedule for 2025. Board was contemplating since extra building was added to 2024 project, should we proceed with adding another building totaling two for the 2025. Pros and Cons were discussed. Decision was made to add second building. This would bring **roof** special assessments to end by 2026 instead of 2027.
- b) Suggestion for next year's roofing project is RF Roofing to provide before and after of heat tape placement to verify quality of reinstallation.
- c) Reminder notices need to be distributed for members who have outstanding paint repairs and functioning heat tape repairs to be made.

3) Insurance Update-Stacy:

- a) Due to substantial insurance rate increases in 2024, Rich would like Stacy to inquire if there is a way to get some kind of "guesstimate" of rate increase trends for 2025 to help Rich with budget numbers.
- b) Stacy will shop policy w/ other carriers and discuss with Emily and Kandace Brewster options to decrease premium for 2025.

- c) Discussion on Pro and Cons RE: pay premium monthly vs paying full annual renewal that comes with a \$1400 discount. Decision was made to continue monthly for cash flow availability.

4) Financials and Budget Projections: Rich

- a) Reviewed Budget 2025 forecast with 2 building roof replacement, increased HOA insurance and landscape contract.
- b) Rich would like Stacy to inquire if there is a way to get some kind of “guesstimate” of rate increase trends for 2025 to help Rich with budget numbers. Stacy will take that action.
- c) Rich would like Tami to confirm the estimated cost of the 2 buildings scheduled 2025. Tami will take that action.
- d) Discussed remaining roof project cost, roof assessment to end 2026.
- e) Discussed upcoming irrigation system project. Dennis is checking w/ Spectrum to see how much useful life is left on irrigation system to best forecast that assessment in budget. Dennis took action to get back to Rich.
- f) Once Tami, Stacy and Dennis provide updated project and insurance estimates, Rich will finalize the 2025 projected budget to distributed by end of Nov 2024.
- g) Discussed need to 1) raise special and annual assessments. 2) Discussed need to work with members and offers ways of increases more. It was tentatively set:

Special Assessment- Pay \$2600 in full by 6/30. A two-installation payment option is available. If the second payment option is selected, member must be set up for ACH debit payment by 6/30 for 50% to be process then and remaining 50% to be deducted on 9/30. If late there will be a 10% interest per annum.

*** Annual Assessment** - Full payment of the \$3,600 is due by 2/28. OR if members need to select a payment plan option, member may opt for an eight-month payment plan starting 2/28/25 thru 9/30/25. If payment plan option is selected members would need to opt in on an automatic payment plan. If late there will be a 10% interest per annum.

- The breakdown would be:
- \$3600 divided by 8= \$450
- monthly service fee= \$30
- transaction fee approx. \$3.00
- Feb 28 thru Sept 30 monthly total= \$483.00

5) CC&R Change Updates:

- a) Need to get CC&R spot amendments draft to SWA by November.

- b) Rich expressed frustration with delays with Hope and Jenkins-Begley Law Firm.
As of now we have most info to present spot amendment draft to HOA.
- c) One task remains that board needs to hire a Title Co. to notify HOA mtg lenders of changes and receive approval from lender for amended CC&Rs.
Tami will inquire with US Title in Midway to hire them to notify lenders of spot amendments.

6) Remaining HOA meetings and Communications

- a) Tami suggested sending out a Newsletter by end of November. This would include summary of meeting notes, include upcoming budget & proposed CC&R draft. Tami asks that we contribute and write segment on our action items.
- b) January 15th- HOA Special Meeting in Q&A session for HOA members. In person at Bakers and Zoom Option.
- c) Annual HOA meeting February 19th 6pm via Zoom.
- d) Rest of 2025 HOA Board Meeting TBA

Meeting Concluded 7:26 pm MST