

Swiss Alpenhof Board Meeting Minutes

June 03, 2026

Attendees:

- Tami Brown- President
- Stacy Baker – Secretary
- Rich Ternieden – Treasurer
- Dennis Poppinga – Advisor
- Gretchen Haller – Advisor

Quick Recap:

The board meeting covered several key topics, including the upcoming roof replacement project, financial status, landscaping issues, and CC&Rs updates. Trent of Riverfront Roofing will begin work on Monday. He will begin with tear-off and material staging. There may be scheduling conflicts with Spectrum's Tuesday mowing schedule, Dennis will coordinate with Spectrum. The board discussed possible upcoming heat tape issues and chimney cap replacements that may not be covered by the HOA. Financial reports showed approximately \$184,000 in total cash reserves as of May 6th, with projections indicating a potential year-end surplus of \$50,000 due to insurance savings and reserve collections. Dennis reported ongoing irrigation system issues with the new site manager, including excessive watering that was resolved after multiple complaints. The board also reviewed proposed CC&R changes that need to be addressed, with Rich providing color-coded notes on recommended changes, including statutory updates, optional provisions, and attorney recommendations.

Dennis-Landscape

- Dennis reported that inexperienced staff caused overwatering, resulting in grass and flooding issues. Five buried sprinklers were found and fixed. Dennis raised possible billing concerns.
- Dennis reported several tree issues affecting the community. 1) Several ash trees need yearly \$1,900 treatments for infestation. 2) Canadian crabapple trees have leaf fungus. He'll get quotes from Spectrum and Save a Tree. The board discussed

renewing their two-year contract with Spectrum by August or September. Rich suggested they use the renewal as leverage for better pricing on tree treatments.

Stacy

- No updates on insurance at this time. Will review proposed CC&R changes before leaving on vacation.

Tami

- The roofing work is scheduled to begin Monday, June 8th. Trent will notify six homeowners about the schedule, asking them to keep cars out of the driveway during demo days and to clean up debris afterward. Dennis mentioned coordinating with Spectrum's mowing schedule to avoid delays. Dennis will also contact the concrete contractor working on another unit to make them aware of the roofing schedule. Gretchen will be available to monitor progress next week as Tami will be out of town.
- Tami discussed heat tape functionality issues with the board. The board determined that Trent (Riverfront Roofing) will test, document and notify the homeowner if the heat tape is not functioning properly before work begins. The board also determined that chimney cap covers are not part of the roofing project and are not covered by the HOA.
- Tami stated Trent will provide written warranties for all 26 units by the end of the month.
- Tami suggested considering purchasing and installing a camera to monitor dog waste issues. There has been an increase in complaints by several homeowners

Rich

Updated and circulated the June financial report to the board. Rich presented a financial report as of May 6th, detailing accounts receivable, outstanding fees, and cash balances. He explained that \$50,000 in fees were still outstanding, with special assessments and HOA fees still being collected. Tami confirmed with WR that the title company would handle payment collection if Homeowners are in arrears with HOA fees. Rich explained

that liens were filed for 2 Homeowners who were behind in dues as additional leverage to ensure payment.

- Rich noted a potential \$50,000 surplus if delinquent payments are received. Reserve funding is below 100% due to a different standard. He suggested fee rebates if reserves remain sufficient. The group will revisit rebates and budgets in November, with an updated financial report due in June.
- CC&Rs: Rich explained that lawyers provided a redline showing required and optional changes. He marked items he agreed with, noting most were statutory while some were recommendations or board questions. Rich will create detailed notes by page and clause to help the board's review. Stacy and Tami will review, and so will board advisor, Gretchen.
- Rich will notify attorney Hope of the expected timeline for CC&R review and next steps.

The next Board meeting was confirmed for Sept 2, 2026.

Meeting Adjourned.