

**Board of Directors Meeting
March 25, 2026
1:00 pm
Minutes**

I. CALL TO ORDER, ROLL CALL

The meeting was called to order at 1:02 p.m. via videoconference.

Board members present were:

Tucker Zimmerman
Kristy McClain
Julie Boyle
Terri Lash

Kimberlyn Bryant and Kevin Lovett were present on behalf of the Summit Resort Group.

II. READ & APPROVE MINUTES FROM THE AUGUST 7, 2025, MEETING

Kristy McClain made a motion to approve August 7, 2025, meeting minutes as presented, Tucker seconded the motion. The minutes were approved unanimously.

III. Financial Review

A. Year to Date Financials

January 31, 2026

a. Balance Sheet

i. Alpine Operating Balance	\$25,744.13
ii. Alpine Reserves Balance	\$195,174.42
iii. Edward Jones Balance	\$45,055.59

b. P&L

i. The P&L reports operating expense \$109.00 over budget year to date.

ii. Primary areas of variance are:

• 501 -Legal/Professional fees	\$181.75 over budget
• 503 -Copies	\$91.50 under budget
• 516 - Postage/ Office expenses	\$48.99 under budget
• 504 – Insurance	\$890.29 over budget
• 508 – Repairs & Maintenance	\$4,885 over budget
• 510 – Water & Sewer	\$1,125.98 under budget
• 511 – Snow Removal Supplies	\$370 under budget
• 5112 – Snow Removal Plow	\$652.20 under budget
• 5114 – Snow Removal Roofs	\$2,275 under budget
• 5115 Snow Removal Ice Labor	\$1,000 under budget
• 512 – Internet	\$6,031 under budget
• 513 – Cable TV	\$5,588.66 under budget
• 514 – Trash Removal	\$361.02 under budget
• 515 – Electricity	\$5,038.56 under budget
• 522 – Rodent and Pest Control	\$292.21 under budget

- 525 – Landscaping \$8617.50 over budget
- 526 – Annual Meeting \$34.00 under budget
- 528 – Hot Tub Supplies \$153 over budget
- 529 – Hot Tub Repairs & Maintenance \$67 under budget
- 530 – Hot Tub Gas & Electricity \$1436 under budget

IV. OLD BUSINESS

The Board discussed the 2025 property maintenance work, with a focus on asphalt and related repairs. Patchwork was completed throughout the property in 2025. A seal coat is planned for spring 2026, as the asphalt still has significant remaining life, with a potential lifespan of 10+ years.

The Board also reviewed completed 2025 maintenance items, including tree removals, trimming, hot tub cover replacement, and gutter cleaning.

They also discussed updating the building numbers from gold to black. It was confirmed that the numbers above the garages have already been replaced, while the front door numbers still need to be updated. Management (SRG) will measure the existing numbers and provide cost estimates for the replacement project.

V. NEW BUSINESS

The Board reviewed and approved the 2026–2027 operating budget, with the condition that the 2026 hot tub replacement project be deferred to 2028, as the existing hot tubs are currently in good operating condition. The Board also approved allocation of \$10,000 in 2026 for hot tub repairs and maintenance.

Board Vacancy

The Board discussed addressing the vacant Board of Directors position. It was agreed that information regarding the vacancy will be included in the upcoming Annual Meeting notice scheduled for April 16, with elections planned for May 16.

Tree Removal and Replacement

The Board discussed the removal of cottonwood trees on the property. Management (SRG) explained that trees with large canopies may pose a potential hazard during high wind events. The Board agreed to have selected trees marked with orange flagging tape and to obtain bids for removal and replacement, with aspens identified as a potential replacement option. SRG will notify owners once the tree removal and replacement plan has been finalized.

VI. Adjourn

Meeting was adjourned at 2:01pm.