

Swiss Alpenhof Board Meeting Minutes  
June 4, 2024

Attendees:

- Tami Brown- President
- Stacy Baker – Secretary
- Rich Ternieden – Treasurer

1. CC&R revisions: Rich lead discussion. Discussed Hope's email (from law firm) quoting cost options for HOA Docs re-write. BODs agreed the need of updated HOA statutory law for HOA/CC&Rs to be compliant. Discussed options for CC&R revisions.
  - a) Economical and budget sensitive option for 2024: Spot amendments do not amend and restate the entire document, only the sections being changed. This will limit the scope of legal work and reduce immediate cost.
  - b) 2<sup>nd</sup> option: Have law firm complete entire CC&R re-draft next year when can budget more appropriately.
  - c) Hybrid Option. Spot amendments made. Also update statutory revisions to HOA docs to be compliant for 2024. Then in 2025, finish complete full revisions to the CC&Rs, bylaws and re-confirm state statues are compliant.

Action taken: Locate list of updated statutory revisions since 2012. Tami to inquire with her HOA attorney contact. Rich to follow up w/ Hope. Then decide best way forward.

2. Roof Replacement Project: Tami lead discussion
  - a) Reviewed May's inspection report by Nick of Riverfront Roofing
  - b) Changes roof project schedule needed due to one building having accelerated deterioration this past winter.
  - c) Board to consider three building re-roof project instead of two in 2024. This will save 10% (in material cost) proposed by RR. Board reviewed reserve account for a 3 building re-roof. If HOA special assessments can be collected in time, reserve funds may cover all 3 buildings.

Action taken: Send out new re-roof schedule to HOA explaining the inspection findings and need for new schedule. Present possibility of 3 building re-roof in 2024. Explain if majority of HOA's special assessment dues can be collected by July, HOA may be able to fund expanded project. Tami to contact Nick for final discount offer and confirm 2024 project scheduling and time frame. Tami will request WR to post 2024 roof inspection summary SWA website.

3. Reviewed Dennis & Amy's letter re: landscape & report of the meeting w/ Spectrum.
  - a) Stacy to answer questions for board asked in Dennis's in letter.
  - b) BOD to schedule Zoom meeting with Dennis and Amy in June.
4. Other Misc. topics covered:
  - a) Reviewed how Architectural Reviews are processed.
  - b) Schedule neighborhood walk-thru w/ WR for the end of June or after July 4<sup>th</sup>.