

March 25, 2026 Alpine Village BOD Meeting

- Present on call:
 - Phil Ragnio (President)
 - David Campanella (Vice President)
 - Seth Fitts (Treasurer)
 - Demetrios Papadimoulis (Secretary) (Absent)
 - Donald Desruisseaux
 - Brian Luttrell
 - Patrick Bavis
- Also on Call:
 - Kathy McSweeney (Admin)
 - John MacDonald (Property Manager)
- Homeowners on Zoom call:
 - Peter Blok
 - Jeffrey Price

• **New Condo Owners Since Last Board Meeting:**

- Unit #89 November 2025; Unit #161 December 2025; Unit #92 December 2025; Unit #111 February 2026

• **Open Questions from Homeowners:**

- Peter Blok asked about status of mini splits. The board not taking any action. Asks for standard rules for window air conditioner units ie: no cardboard, plywood etc and for venting roller a/c's in lofts with no windows.

• **President's Report (Phil Ragnio):**

- Request Contracts done first for 2025-2026

Mid State Asphalt Maintenance:

Price of crack filling same as 2025 at \$1.00 per lineal foot. Total \$1,928 feet this year for total of \$1,925 Unanimously approved

Snow Removal:

Rob Hiltz submitted proposal for snow removal and shoveling with a 17% increase to \$68,569. After discussion Unanimously approved

Building Repairs:

Blaise Duguay submitted same hourly rate as in 2025.

Bear Creek Property Services submitted rate increase of \$5 per hour

Discussion regarding the conversion of vertical shiplap to horizontal smart board. It was decided that if more than a third of a wall with shiplap needed replacement, the entire wall would be changed to horizontal smart board (new product used for the past two years). Question to convert all building fronts to horizontal smart board?

Discussion on how much to repair this year. Set dollar limit or number of buildings.

Both contractors were approved.

Grounds Maintenance:

D.R. Landry submitted proposal with only small increase in maintenance. Unanimously approved.

Painting Contract:

Four bids were received. The two highest (more than double current rate) were not considered. Pros and cons of the two remaining were discussed. It was decided to meet with contractor Lonnie Dovholuk to review some details. Email vote to be done later.

• **Secretary Report (Demetrios (Demo) Papadimoulis): absent**

- Accept the HOA Meetings Minutes of November, 2025
 - Motion to approve: Pat, second: Seth - unanimously approved

• **Property Managers Report (John MacDonald):**

Discussion on the concrete deck at unit #114 – repairs made.
 Discussion on the roof replacement on unit #207 – approved.
 John wanted it noted that owners should be aware that the water heaters are getting to the end of their useful life. Consideration of replacement should be considered.
 Discussion of commercial wifi thermostats for low temperatures. They can be monitored from anywhere.

Treasurer Report (Seth Fitts):

• Cash:	<u>Oct 25</u>	<u>Mar 25</u>		
<u>Increase/Decrease</u>				
○ Operating Cash on Hand:	\$102K	\$211K	\$109	
○ Reserves on Hand:	<u>\$790K</u>	<u>\$824K</u>	<u>\$34K</u>	
○ Total Cash on Hand:	\$892K	\$1,035K		\$144K
CondoDues:				
○ Working with four units to finalize payments of the special assessment.				
○ Working with five others to get caught up in dues				

Next board meeting Monday, May 18, 2026 at 6 PM