

Annual Meeting of the Members of Bay Club at Frisco Condominiums

Saturday, June 8, 2013, 10:00 am held at the Frisco Town Hall Chambers

Call to Order and Attendance

Tom & Mimsi Milton Unit 116	Laurie Helmick Unit 216
Randy Beeson Unit 115	Bobby Hines Unit 210
Virgil Robinson Unit 207	William and Denise Waddell Unit 111
Janis Taylor Unit 110	Bob & Lynn Butts Unit 209
John & Shirley Fleming Unit 113	Craig & Mary Kinney Unit 112
John & Barb Gallivan Unit 104	
Stephen Malyszko Unit 205	

Proxies

Unit 202 to Janis Taylor	Unit 103 to Laurie Helmick
Unit 211 to Laurie Helmick	Unit 108 to Lynn Butts
Unit 215 to Janis Taylor	Unit 204 to Robert Butts
Unit 206 to Laurie Helmick	

Representing the Management Company

Pat Miller, Community Association Manager; Jon Obel, Area Community Manager; and Cam Bosson, Property Manager represented Wildercrest Property Management.

Call to Order/Quorum

A quorum was established with 10 units represented by owners and 7 proxies. Laurie Helmick chaired the meeting and called the meeting to order at 10:00 am and Pat Miller recorded the minutes. Laurie Helmick asked everyone to introduce him or herself.

Approval of previous 2012 Annual minutes

The June 9, 2012 Annual Meeting Minutes were presented for review.

RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the minutes of June 9, 2012 were approved presented.

Financials Report

The financial report was presented by the Treasurer.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the financial statement ending April 30, 2012 were approved as presented.

2012 Budget & Reserve Ratification

Randy noted there is no increase in dues. The same amount of money will be put into the Reserve Fund as the previous year.

RESOLUTION: Upon motion made, duly seconded, and passed unanimously the May 2013-April 2014 Budget was ratified as presented.

Managers Report

The management report was presented. See Attachment A. Rules and Regulations were discussed. An owner will present the Board with a bullet list of important rules to be available for tenants and guests. The Board suggested that owners who are being disturbed by loud parties after 10:00 PM call the police.

Old Business

Landscaping

Trees – Owners expressed that they do not miss the trees that were removed.

Drip System – Bids will be solicited for a drip system to the basin area.

Rocks – It was noted that some areas need more small rocka because of settling. The Board will evaluate the area during a walkthrough prior to the Social.

West End – An owner suggested planting trees and shrubs as a screen on the west end.

Water Incident

It was noted that a water incident was caused by a contractor going into an attic and stepping on a sprinkler head. The Board emphasizes that attics are common areas and no one is allowed to enter an attic without Board approval.

Unit 208

An update was given on Unit 208. The sale of the unit has been delayed again so Bighorn will be asked to continue renting it and sending the HOA's part of the rent to Wildernest. The possibility of getting legal advice was discussed.

New Business

Insurance

The HOA will stay with the same insurance company and the new policy has the same deductible as last year. It was noted that it is important for all owners to have HO6 insurance. If owners have questions about their HO6 insurance they should take a copy of insurance summary and HO6 letter to their insurance agent.

Risk Management Techniques

The Board will be emphasizing the importance of following through with the risk management techniques recommended by the insurance company. Rates and deductible are determined by the loss history and the HOA's efforts in the area of risk management. Inspections are being considered to determine the age of water heaters. Hoses on dishwashers, icemakers and washing machines would also be inspected and upgraded. Toilet seals and tub drains should also be inspected and repaired. An owner suggested a mandatory liability policy for the HO6 insurance policy.

Stairs

The lower stairs will be sanded and power washed. The goal is to have cedar steps instead of painted steps. An owner noted that the steps to his north facing unit are very slick in the winter. It is hoped that removing the paint will help.

Election of Board

Currently, there are five Board members. There are two board members with terms up this year, Laurie Helmick and Craig Kinney. Both said they would stay on the Board. Laurie Helmick stated that she would step down if someone else wanted an opportunity to serve. The board meets via teleconference and in person. Anyone can nominate potential candidates to serve on the Board. No owner stepped forward to run for a Board position.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, Laurie Helmick and Craig Kenney were elected by proclamation to serve another term.

Next Annual Meeting

The Annual Meeting next year will be held June 21, 2013.

Adjournment

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Annual Meeting was adjourned at 11:41 PM.

BAY CLUB

Property Manager's Report

June 7, 2013

- With the exception of the unfortunate events last fall in unit 215 it has been a fairly uneventful year. We did not experience any major issues related to snow removal or, the existing snow melt systems located on the roofs and gutters.
- Repairs were facilitated to the fire suppression system for unit 211 in April immediately upon the discovery of a very minor leak.
- The re-keying project of the storage areas is wrapping up over the next few days. All but 4 storage areas have been keyed to accept the properties master system to ensure access in the event of an emergency.
- Trash walks and hot tub inspections continue to be performed on a daily basis. We are pleased to report that all systems on the hot tub are in excellent working order.
- Spring clean-up efforts are nearly complete at this time and the spring start up is well underway. Irrigation systems have been activated and while there are a few minor repairs to be performed, there are no major issues to report. Overall the irrigation system appears to be in excellent working order.
- Over the course of the next few days seasonal pruning of the trees and shrubs will be performed to control any overgrowth. Fertilizer containing a pre-emergent to help control the dandelions will also be applied to all turf areas.
- Spring projects will resume upon the completion of the spring checklist to include the installation of the signs at both sides to the bridge. Sanding of lower staircases in buildings 112 and 114 will also resume as well as the application of waterproofing to the upper decks in accordance with the annual rotation.

Thank you for the opportunity to serve the community and we look forward to a great summer season.

Cam Bosson