

# Annual Meeting of the Members of Bay Club at Frisco Condominiums

Saturday, June 21, 2014, 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	Rick Poppe & Jana Edwards Unit 203
Karlyn Vasan Unit 215	David & Mary Hostvedt Unit 114

## Proxies

Unit 103 to Laurie Helmick  
Unit 108 to Lynn Butts  
Unit 109 to Lynn Butts  
Unit 201 to Janis Taylor  
Unit 206 to Laurie Helmick

Representing the Management Company

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

## Call to Order/Quorum

A quorum was established with 14 units represented by owners and 5 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 8, 2013 Annual Meeting Minutes were presented for review.

**RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the minutes of June 8, 2013 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

The Treasurer presented the Board Approved Budget with a 5.5% increase in dues.

**RESOLUTION: Upon motion made, duly seconded, and passed unanimously the May 2014-April 2015 Budget was ratified as presented.**

## **Managers Report**

We have had a rough winter with cold temperatures and lots of snow. We have had no freeze ups or roof leaks reported.

With the high winds we only needed to remove snow from the roofs one time this winter.

All the heat tape has been turned off at this time. We had to replace a bad section of heat tape over unit 212 last fall.

The hot tub is running well with no issues.

The plowing went well and the north side had minimal icing.

The shoveling went well this season.

We have received bids for asphalt and stair painting. A-peak Asphalt will be replacing the asphalt at the south east corner of the roadway this summer. Jet Black will perform crack filling to the roadway when A-peak is completed. D R Custom will be repainting the stair stringers and upper treads to all units.

All the units are back on the master key system.

The low temperature alarms have been tested by Superior Alarm.

The landscaping has started and the sprinklers are on for the summer. We will monitor this throughout the summer.

We had a drain pipe leak in the garage of unit 212 last winter. This leak caused minimal damage to the drywall in the garage ceiling.

We also had a toilet leak in unit 109 last month that caused extensive damage to their unit and two garages below the unit.

Bio-Balance is treating a few aspen trees on the south side of building 112. They will also be treating the ground squirrels by the retention basin and the daisy's in the lawn.

We installed signs at the retention basin saying stay off the rocks in the summer and no sledding in the winter.

**Thank you for the opportunity to service your community!**

**Bob Towne, Pat Miller and Jon Obel**

## **Old Business**

Projects Completed Last Summer

- A grading project for all buildings was completed in order to drain the water away from the building.
- On Building 112 and 114 all rotting expansion joints were removed and all decks were resealed to the sidewall.
- Upper decks on Building 112 were sealed.
- A new clock and rain sensor were added to the irrigation system.
- Two zones were added to the irrigation system for flowers in the detention area.
- The dormers were repaired and flashed.
- Lower treads were sanded.
- Columns received minor repairs and missing grout was replaced.

Unit 208 – The Board plans on meeting with the attorney handling Unit 208 to develop a plan going forward and get questions answered. The attorney is suggesting going to a long term rental.

### **New Business**

- Required Policies/Additional Policies – All nine required policies are in place and also posted on the website. The Board has also adopted two other policies: Loss Prevention Policy and Policy Concerning Exercise of Self-Help and to Perform Maintenance, Repairs and Replacements to a Unit. The Board explained the importance of these policies in relation to insurance and the financial stability of the HOA. Units will be inspected at HOA expense this fall. Both policies will be mailed out to owners.
- New Signage – The new signs were deemed too intrusive so the number of signs and the height of the signs will be reduced. An extension will be used during the winter due to snow.
- Summer Capital Projects – The asphalt/concrete project will be done by A Peak and will begin in July. Once that project is completed Jet Black will do crack fill. All stringers and upper treads will be painted in July. Owners will be notified of exact dates.

### **Election of Board**

Currently, there are five Board members. There are three board members with terms up this year - Janis Taylor, John Fleming and Randy Beeson. No owner stepped forward to run for a Board position.

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, Janis Taylor, John Fleming and Randy Beeson were elected by proclamation to serve another term.**

### **Other Business**

- An owner suggested buying a snow blower to clear the snow on the pathway toward the hotel.
- Fire pit – The fire pit will be stored on the deck of the owner of the fire pit.
- An owner questioned why Building 110 did not get their lower treads sanded.
- Smoking Marijuana in the Common Area – The Board and Property Management will research options for this ongoing problem.

### **Next Annual Meeting**

The Annual Meeting next year will be held June 20, 2015 at 10:00 AM.

### **Adjournment**

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Annual Meeting was adjourned at 11:43 AM.**