

Bay Club

Board of Directors Meeting

Date: 09/04/2013
Place: Alpine Bank Conference Room
Time: 10:00 AM
Minutes Recorded By: Pat Miller

Call to Order

10:08 AM

Attendees

Board members present: Janis Taylor and Randy Beeson. Laurie Helmick and Craig Kinney via teleconference. Pat Miller, Community Association Manager; Jon Obel, Area Community Manager; and Cam Bosson, Property Manager represented Wilderrest Property Management. Owners present were John Fleming, John Milton and Mimsi Milton.

Minutes

The Pre and Post Annual Board Minutes were presented for review.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE PRE AND POST ANNUAL BOARD MEETINGS OF SEPTEMBER JUNE 8, 2013 WERE APPROVED AS PRESENTED.

Financials

As of July 31, 2013:

Balance Sheet

- Total Assets were \$175,158.41 and Total Liabilities were \$7,301.35. Total Members Equity was \$167,875.06.

Income Statement

- Year-to-Date Income was \$32,956.34 and Year-to-Date Expenses were \$30,328.08. The Operating Net Profit was \$2,627.76.
- Total Reserve Income Year-to-Date was \$7,937.24 and there were no Reserve Expenses.

Unit 208 Status

The status of Unit 208 was reviewed as was information from the lawyer. This unit continues to be rented short term by Bighorn Rentals. The Board requested a copy of the contract from Big Horn. The Board will review their options in three months.

Property Management Report

- Meetings with the Board and Management were held to address problems with irrigation and heat tape.
- Drywall repairs were performed in unit 211 following the leak that occurred in the fire suppression system.
- 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 at this time. Weekly checks are also performed to ensure the proper operation of all common area lighting.
- Private Property Signs have been installed on either side of the path.
- The modifications on the properties irrigation system are complete at this time. The system is now fully automated to include the new flower beds surrounding the detention basin. The system is now operated with a rain sensor that will suspend watering during rainy weather. As an added bonus a new timer has been installed and programmed since the original timer did not have the capabilities for additional zones.
- Mulch has been placed in the flower beds and installation of the edging on the new flower bed will be performed this week.
- A small asphalt job will be completed in September. Asphalt was not able to be completed.

Projects/Bids

Several projects and bids were discussed and prioritized.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE FOLLOWING PROJECTS WERE AWARDED TO SANCHEZ BUILDERS:

- **GENERAL COMMON AREA MAINTENANCE**
- **REPLACEMENT OF DAMAGED SECTION OF K STYLE 5 INCH GUTTER**
- **STONE CAP FIX AT THREE LOCATIONS**
- **CONCRETE PATIOS THAT NEED A CANT BEAD OF URETHANE CAULK.**

Projects deferred to a later time were:

- Recondition stairway stringer surface and paint with two coat matching paint
- Rock project around lower patios

Business

Owner Forum

- An owner (Unit 116) asked the Board's permission to work in garden and asked questions on the coverage of the new irrigation system. The system now has great coverage.
- An owner discussed planting another Mountain Ash tree. The property manager will get a list of available trees to Mimsi Milton and coordinate this project with her.
- An owner thanked the Board for being proactive in the area of risk management.

Board Vacancy

An owner expressed interest in filling the open position on the Board.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE BOARD APPOINTED JOHN FLEMING TO FILL THE BOARD VACANCY FOR THE REMAINDER OF THE TERM.

Insurance

The HOA insurance and HO6 insurance were discussed. Risk mitigation and owner versus HOA responsibility was also discussed. There will be further discussion in the future to determine polices for risk mitigation and also possible risk management techniques the Board may encourage.

CD Rates/Renewal

The Board reviewed the CD rates of several banks. Wildernest was directed to renew the \$25,000 CD at the best rate possible and to add an additional \$10,000 to the CD. It will be renewed as an 18 month CD.

Recycling Update

- 2 – 96 gallon totes located at the back of the complex
- Service started July 25th
- Picked up every Thursday
- \$30 per month
- No record of contamination

Review Pet Rules

The pet rules were discussed and managements approach to enforcing violations. It was noted that tenants could not have pets, but friends of an owner could bring a pet when visiting an owner.

Owner Request/Aspen Tree

The Board reviewed an owner's request to remove an Aspen tree to enhance their view. The Board denied the request to remove the healthy Aspen tree or any other healthy trees at this time.

New Policy Templates

A Board Member asked if Wildernest has templates for the new policies required law. Gary Barr has asked a lawyer to create these templates and they will be offered to HOAs in the near future.

Signage in Basin

The Board discussed putting signage in the basin reminding people to stay off the rocks. The Board decided against this signage.

Fire Pit

The Board discussed security of the fire pit in the retention area. They decided to lock the fire pit and have a resident owner keep the key. The fire pit will be used only for HOA socials.

Date of Next Meeting

The next Board Meeting is scheduled for Saturday, January 18, 2014 at 4:00 PM. It will be held in the Alpine Bank Meeting Room.

Adjournment

**UPON MOTION MADE, DULY SECONDED AND UNANIMOUSLY PASSED, THE MEETING WAS
ADJOURNED AT 12:22 PM.**