

**HOMESTEAD AT THREE PEAKS ASSOCIATION
ANNUAL HOMEOWNER MEETING
November 12, 2012**

I. CALL TO ORDER

The meeting was called to order at 9:05 a.m. by Steve Deppe.

Board members in attendance via conference call were:

Steve Deppe, Unit 3005

Owners in attendance via conference call were:

Matt and Russ Matthews, Unit 3003

Christina McGarr, Unit 3008

Dave Paynter, Unit 3004

Owners represented by proxy:

Claire Joyce, Unit 3000

Chang Wee, Unit 3001

Ann Marie Neal, Unit 3002

Teresa Argenbright, Unit 3007

Representing Summit Resort Group were Peter Schutz, Kevin Lovett and Deb Borel.

II. PROOF OF NOTIFICATION AND CERTIFICATION OF PROXIES

With 4 properties represented in person and 4 by proxy, a quorum was reached.

III. PRESIDENTS REPORT

Steve Deppe presented the following Presidents Report:

Steve thanked the Board, Summit Resort Group and the Owners for their work and support this past year. Steve reported that we are coming up on the second anniversary of working with SRG and a productive and professional work relationship has developed. The Association is in solid financial shape with reserves continuing to grow. A few of the items completed this year include unit front door staining, asphalt seal coating, landscape maintenance and weed spraying and vole remediation. The irrigation system has been blown out and Greenscapes has been retained this year again for snow plow services. SRG has sent out the annual "owner services" mailer offering services to owners to include unit security checks, deck shoveling and smoke detector battery change out. The major project for 2013 planned is the exterior staining of all of the buildings.

IV. APPROVE PREVIOUS MEETING MINUTES

Dave Paynter made a motion to approve the minutes of the November 12, 2012 Annual Meeting as presented. Christina McGarr seconded and the motion carried.

V. FINANCIAL REPORT

Kevin Lovett presented the financials as follows:

October 31, 2012 Balance Sheet reports \$9,943.48 in Operating and \$106,598.74 in Reserves.

October 31, 2012 Profit and Loss statement reports that Homestead is \$568.04 under budget in year to date operating expenses. Areas of major variance include:

2013 Budget

No change to revenues. expense line item changes include:

- 621 Insurance - \$574 increase
- 665 Trash - \$65 annual increase
- 666 Snow plow - \$632 annual decrease
- 671 General Bldg maint - \$164 annual decrease
- 676 Irrigation water - \$200 annual increase

\$19,680 contributed to reserves annually

Upon review of the 2013 budget, Russ Mathis moved to approve the 2013 budget and Dave Paynter seconded; with all in favor, the motion passed.

VI. OLD BUSINESS

Insurance - the Owners and SRG discussed the association insurance coverage and the clarification letter sent to all owners from Farmers Insurance. Owners are responsible for carrying insurance coverage on your home at Homestead at Three Peaks to include property coverage and liability as the Homestead at Three Peaks does NOT carry insurance coverage on your Homestead at Three Peaks home.

VII. NEW BUSINESS

Reserve plan review, Responsibilities of Exterior Maintenance and Possible decrease to future reserve funding - The Board and Owners discussed the Capital Reserve plan and responsibilities of Owners vs HOA with regard to exterior building maintenance. The Association Governing Documents currently held state that the HOA is responsible for maintenance, repair and replacement of all portions of the building exteriors. At the 2007 annual owner meeting, the Board and Owners agreed, in efforts to keep monthly dues low, that the HOA would have no responsibility for roof maintenance, repairs nor replacement and the HOA would have no responsibility for siding maintenance, repairs nor replacement; Owners would be responsible for maintenance, repairs and replacement of their own roof and siding. The HOA would however be responsible for exterior building staining. These changes were agreed upon, but it is not believed that they were ever recorded. SRG will check further into this. SRG noted that in order to legally amend the Association Declaration, 67% of the owners must provide written notarized approval. The open question of should the Owners consider having HOA maintain roofs and siding was presented. the Owners agreed that in efforts to maintain proper upkeep and uniformity, that the HOA have wording in the Association Declaration giving right to the Association to approve or disapprove siding / roof replacement work. A comment was made that reserves have grown substantially and are projected to grow and that there may be the possibility of the HOA having the funds to replace roofs and siding in the future; Dave Paynter pointed out that the asphalt overlay expense projection should be updated and inflated for proper analysis of future reserve fund projections.

In addition, the Owners discussed Bylaw Amendments approved by the Board and Owners at the 2007 annual owner meeting; SRG will see that these are incorporated as Amendments into association record.

The action plan is to:

- Investigate current document recordings with the County
- SRG to update asphalt overlay expense figure to include inflation
- SRG and Board to prepare an informational mailer to the Owners presenting the Reserve plan projections and the proposed Amendment to the Association Declaration moving responsibility of the roofs and siding to the Owners. Owners will be asked to provide feedback.
- The Board will review information gathered and owner feedback and proceed accordingly

CD - SRG was instructed to investigate the possibility of placing some reserve money into a CD.

VIII. ELECTION OF OFFICERS

Steve Deppe's term expires this year. Matt Mathis volunteered to serve. Russ Mathis moved to elect Russ Mathis to the Board of Directors; Steve Deppe seconded and with all in favor, the motion was approved. Officers are as follows:

- Ann Marie Neil-President
- Teresa Argenbright-Vice President
- Matt Mathis - Secretary / Treasurer

IX. NEXT MEETING DATE

The next Homestead HOA meeting will be held on November 11, 2013 at 9:00 am.

X. ADJOURNMENT

Dave Paynter moved to adjourn the meeting at 9:36 am. Christina McGarr seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature