

Chateau Acadian Homeowner Association
Annual Meeting
July 14, 2018

I. Call To Order

The Chateau Acadian Homeowner Meeting was called to order by Sandy Sales at 2:36 p.m.

Board Members Present Were:

Sandy Sales, President, #114

Kate Schulte, Secretary/Treasurer, #110

Jim Durning, Director, #102

Roger Campbell, Vice President, #116

Ed Eitzen, Director, #108 (via phone)

Bob Lagneaux, Director, #101 (via phone)

Owners Present Were:

Jim Watson, #105

John Schulte, #110

Dennis & Mary Minchow, #115

Michael Stys, #109

Kristine Koblenzer, #112

Jonathan Reinhart #111 (via phone)

Representing Summit Resort Group were:

Kevin Lovett, President, Property Administrator

Bernie Romero, Property Manager

Katie Kuhn, Property Administrator

Emma Spofford of Summit Management Resources was recording secretary.

II. Certification Of Quorum

Ms. Kuhn reported that notice of meeting was sent in accordance with the governing documents on June 19, 2018. A quorum consisting of owners present and proxies received was confirmed.

III. Approve Previous Meeting Minutes

There were two minor changes to the minutes from the last meeting held on July 8, 2017. Homeowner Kristine MaCoy's first name is spelled with a "K" and not a "C". The name Roger Boltz should be replaced with Roger Campbell.

The minutes were approved as amended.

IV. President's Report

Sandy Sales welcomed everyone to the meeting and thanked the owners for their participation.

V. Financials

A. *Year-to-Date Review as of May 31, 2018*

As of May 31, 2018, there was \$16,209 in the Operating account, \$41,105 in the Reserve Account, \$25,292 in the Centennial Reserve CD (which has since been cashed out) and \$25,461 in the Alpine Reserve CD.

Budgeted expenditures were \$2,874 favorable to budget. Key areas of variance were:

1. Roof Snow Removal - \$1,000 under budget.
2. Security and Fire Safety - \$1,450 under budget.
3. Landscaping - \$1,200 over budget due to the timing of the deep root feeding of the trees.

There were no owner delinquencies and all Reserve contributions have been made for 2018.

VI. Managing Agent's Report

A. *Completed Projects*

1. Planted flower and held a workday.
2. Trees were sprayed and received a deep root feed.
3. Completed spring clean-up.
4. Washed the windows.
5. Cashed out the CD to pay for the spa project.
6. Repaired the hot tub.
7. Painted the exterior of the highway side of the building including the decks. A homeowner stated that not all the decks designated for this work had been painted.

B. *Pending Item*

1. Hot Tub Replacement Project - The new fiberglass shell was damaged during shipping and had to be returned. A replacement should be received by August 6th. The configuration of the spa area was changed from two spas to one in order to be in compliance with new building code.

VII. Old Business

There was no Old Business.

VIII. New Business

A. *Hot Tub Renovation Funding*

The total estimated cost of the hot tub project is \$55,000 and \$14,450 has been paid thus far. The Board proposes levying a one-time Special Assessment of \$500 per unit for a total assessment of \$8,000 to help offset this expense and maintain Reserve levels.

After some discussion, a motion was made by Kristine Koblenzer to approve a one-time Special Assessment of \$8,000 for the hot tub project, to be divided equally among the owners in the amount \$500 per unit to be paid in 2018. The motion was seconded by Sandy Sales and carried.

B. *Roof Replacement Funding*

The next large project will be the replacement of the roof, which is currently earmarked to occur in 2025. The roof is currently 15 years old and the asphalt shingles have an expected

life span of 20 -25 years. The amount projected for this project was previously \$150,000. Updated estimates were recently received from two contractors, Turner Morris and BluSky. The new bids reflect that the actual cost to complete this work will be closer to \$256,000. Based on this new information and the current Reserve contribution, the fund will have a deficit of approximately \$143,787 when it comes time to complete the project. In order to make up some of the difference, the Board would like to levy a seven-year Special Assessment of \$1,000 per unit per year beginning in 2019. The money will be deposited in a separate bank account earmarked solely for the roof replacement project. The annual assessment can be paid in full each year or in monthly installments. The Special Assessment will require approval on an annual basis. This assessment will reduce the anticipated shortfall to approximately \$56,000 and strategies to fund the rest of the deficit will be defined as the project draws closer.

C. *Assessment Billing Deviation from Declarations*

There has been a deviation from the governing documents related to billings. Three-bedroom units have been charged and have paid \$30 (.33%) more per month than what is outlined in Exhibit A of the Declarations and four-bedroom units are paying \$30 less than the specified allocation. The Board recommends changing the Declarations to reflect the current percentages. This change will require a 67% favorable vote of the membership. The vote would be conducted by mail. An attorney will need to be hired to review the documents, make the changes and prepare the amendment.

Concerns were voiced regarding how much it would cost to make this change and if it would be easier to change the assessments. It was estimated that attorney charges would be approximately \$5,000. There was also discussion regarding revising the documents to allow Special Assessments to be allocated based on square footage instead of per unit as currently dictated. It was agreed that the Board will follow up with an attorney to discuss the items and expected costs.

D. *House Rules/Renter Issues*

1. Parking - Owners will be issued two new "Guest Parking" yellow passes. There will be a \$10 charge to replace lost passes. A new parking plan has been designed to help identify spots available for each unit and reserve additional spots for the owners' third tag. With the existing system and during peak winter occupancy times, there is a potential shortage of 20 spaces. The new plan will involve designating two spaces for each unit with signs and other spaces that can be used for owner parking only. Only two cars are allowed per guest and three for owners. Spots will be designated as close to each owner's front door as possible and will require tandem parking in several areas. The new system will increase capacity and be easier to monitor and enforce. The new parking plan was approved with some minor changes.
2. Renters - Owners were reminded that rental contracts exceeding 90 days must be submitted to the Board for approval. Owners were also asked to be proactive in monitoring other common rental issues such as number of occupants, pets and adherence to the lease. It was noted that there are some legal restrictions on

prohibiting emotional support animals and legal advice will need to be obtained on this item.

The Board proposes an increase to the renter's surcharge from \$50 to \$100 per month or \$5 to \$10 per day. This money supplements the Operating Fund and offsets damage and additional wear and tear caused throughout the property by rental guests. After some discussion regarding the proposed amount of the increase, a motion was made to increase the amount to \$80 per month and \$8 per day (up to a maximum of \$80). The motion was seconded and carried.

IX. Owners Forum

A. *Owner's Education*

This year's owner education was regarding the importance of a quorum. A handout containing this information was distributed to the owners.

B. *Owner Contacts & Communication*

The owners were reminded that the Association website is www.srghoa.com. All Association documents and information are posted on this site.

The sharing of owner contact information was discussed. Katie Kuhn explained that owners must give permission in writing to allow their information to be shared. An "opt in" notice will be sent to owners to start the process of developing a directory. A homeowner offered to create and be the administrator of an owner "Google" group.

X. Election of Directors

The positions of Sandy Sales, Russ Bean and Jim Durning had expired. Sandy Sales and Jim Durning indicated they were interested in running for reelection. It was noted that Russ Bean was selling his unit. The floor was opened for nominations. The governing documents allow up to nine Board members. Kristine Koblenzer and Jim Watson were self-nominations. Nominations were closed and a motion was made to elect the slate by acclamation. The motion was seconded and carried.

XI. Set Next Meeting Date

The next meeting will be held on July 13, 2019 at 2:30 p.m. followed by an owner barbecue.

XII. Adjournment

A motion was made to adjourn the meeting at 4:15 p.m. The motion was seconded and carried.

Approved By: _____
Board Member Signature

Date: _____