

Autumn Brook Homeowners Association  
Annual Homeowners Association Meeting Minutes

August 2, 2014

1. The meeting was called to order at 11:30 AM. Owners present Janene Rafie and Bill Obert via telephone. Units 18 & 24 were represented by proxy. A quorum was present. Peter Schutz was present on behalf of Summit Resort Group.
2. Notice of the meeting was mailed to all owners on July 2, 2014. A copy was provided as proof of notice.
3. The minutes of the 2013 annual meeting were reviewed. Bob Obert made a motion to approve the minutes as written. 2<sup>nd</sup> Janene Rafie. The motion passed.
4. Peter Schutz gave the financial report. The year to date balance sheet and income statement with budget comparisons were reviewed. The association is meeting its ongoing expense obligations but not adding to the reserve fund. The reserve fund balance of \$5054 is about the same as last year. This year's operations reflect an increase in insurance expense and snow removal and good savings on trash removal. It was agreed to evaluate the funding needs for the operating and reserve funds when the 2015 budget is done in the fall.
5. Peter also gave the managing agents report. Extensive landscaping and clean-up was done around the complex including the North side. Discussion followed on doing additional landscaping on the West side of the complex below unit #20. It was agreed to allocate up to \$1000 to improve this area. Peter then brought up the drainage issue on the deck off unit 20 and the leaking from the decks in unit's 22 and 24. Peter and Janene had met with Armando Sanchez on site to look at the problems. Two approaches will be considered for unit 20 which is the easier fix. The repairs on the other will require moving the hot tubs and re-installing flashing on the exterior of the units. He will research the by-laws and determine who his responsible for the repairs. Owner or the association.
6. No new business was discussed
7. Under election of directors Bill Obert agreed to serve as president and Janene Rafie secretary/treasurer.
8. Next years' annual meeting will be held August 1<sup>st</sup> at 11:30 AM.
9. With no further business the meeting adjourned at 12:15 PM.