

HIDEAWAY TOWNHOMES

ANNUAL MEETING OF THE MEMBERSHIP

August 10, 2013

The Annual Meeting of the Hideaway Townhomes Homeowners Association was held on Saturday, August 10, 2013, at the Wilderrest Conference Room. The meeting was called to order by Board President Ed Mountford at 10:10 a.m. Owners were welcomed and introductions made. Present from the Board of Directors were President Ed Mountford, David Mead, Chris Dorton and Linda Rothwell. Present from Wilderrest Property Management (WPM) were Brad Gunn – Area Community Manager, and Bernadette Kromholz – General Manager.

It was confirmed that quorum requirements pursuant to the Association Bylaws were met by the presence of the following owners and those represented by proxy.

OWNERS PRESENT

OWNERS REPRESENTED BY PROXY

UNIT	OWNER	UNIT	OWNER	PROXY TO
197	BORGMAN	205	WHITE	K. WILSON
203	WILSON	207	ROBERTS	PRESIDENT
213	HUNT	209	SHANKER	PRESIDENT
223	MOUNTFORD	225	TANAKA	PRESIDENT
239	BURSON	229	DUMNYCH	PRESIDENT
243	DEWANE	241	KORTYKA	PRESIDENT
253	DORTON	257	MARTYNIK	PRESIDENT
279	SPENCER	259	SPARN	PRESIDENT
287	MEAD	269	CREISSEN	PRESIDENT
293	ROTHWELL	283	EFFENBEIN	PRESIDENT
297	MAYLONE	285	LAURIN	D. MEAD
299	KESSLER	295	CLEMENT	PRESIDENT
304	PADEN	316	STEC	PRESIDENT
314	MCCARTHY	318	BURGOYNE TRUST	PRESIDENT
340	FLENNIKEN	344	ISAACS	PRESIDENT
350	LOBOA			

APPROVAL OF MEETING MINUTES

RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the minutes of the Annual Meeting held on August 11, 2012, were approved as written.

FINANCIAL MATTERS

Mr. Gunn reviewed the financial statements: FINANCIAL – As of June 2013:

- As of 6/30/13 – Operating assets were 65,470.50
- As of 6/30/13 – Operating liabilities were 20,078.68
- As of 6/30/13 – Total member equity were 45,391.82
- As of 6/30/13 – Total reserve assets were 238,365.98
- As of 6/30/13 - Majority of increases due to insurance cost, slight increase in electrical utilities.

BOD reviewed Reserve Study Revision.

- Study will impact dues increase – Effective January 1, 2014 monthly dues will increase by \$30.00

Discussion by ownership and board regarding the insurance increase and ways to help keep cost down.

- Low temperature sensors
- Best practices
- Master key system

Discussion regarding the ComCast cable contract.

MANAGEMENT REPORT

- My name is Brad Gunn and I am your Community Manager. Bernadette Kromholz is WPM Operations Manager and is joining us today. Wildercrest Property Management appreciates being able to manage your complex. Make sure you have signed in on the sign-in sheet. Heber Rodas is your on-site property manager and is assisted by Thomas Willock.
- On May 2, 2013 Lake Dillon Fire-Rescue inspected all three phases and found “No Violations”.
- We have had various roof leaks in units 271, 235, 318, 285 and 243. All unit leaks have been reported to C H Roofing and have been addressed or are being addressed. Interior repairs have been scheduled for units 239, 318, and 243.328. As repairs are made, the interiors will be reviewed and scheduled for repairs as needed. (Owner of unit 328 felt interior repairs was minimal and will resolve himself.)
- Heat tape issues exist with units 344, 346 thru 348, 330, 271, 275, 273 and 243. Ascent Electric has reviewed and is working on the cost for repairs. Ascent assured me that all repairs can be completed prior to November, 2013.
- All the heaters for the meter rooms will be turned on November 1, 2013 and turned off around May 1st, 2014 weather permitting. Storage unit G-12 has had the insulation re-attached and all 9 units will have inexpensive thermometers added for the upcoming winter season for visual checks on temperatures.
- Above All Seamless Gutters will be completing numerous gutter repairs no later than the end of August, 2013.
- I am asking two siding companies to complete bids/estimates on the Phase III delamination of the faux shingles that need attention. The two companies that I am contacting are: DG Construction, 970-418-0052 and Mountain View, 720-226-3262.
- Play sand was installed at the play area.
- Unit 249 had a large oil stain due to the occupants. WPM had the owners of the unit contact their management company, Colorado Property Mgmt., and return the parking areas to their original look at no expense to the Hideaway HOA.
- WPM has helped with abandoned electronics now being recycled at the local Thrift Store.
- WPM made numerous repairs to the sprinkler irrigation system.
- Hideaway HOA continues to deliver paint through WPM to owner's on an as-needed basis for painting repairs.
- Tree spraying was performed by Bio Balance for Aspens and Pine Tree's through-out property.
- Violations are decreasing with owner education and WPM contacting owners in person and working on resolving issues together which helps the community. Clean up after your pets please.

OLD BUSINESS

Owners discussed with the Board:

- Doggy bag and picking up after your pet.
- Do not plant any trees or shrubs where there is no irrigation.

NEW BUSINESS

- Elections of Directors - There are two positions open this year. Jeff Flenniken and Mark Wilson were nominated to fill the two vacant positions.

RESOLUTION: Upon motion made, duly seconded, and passed unanimously, there will be no written ballot and Jeff Flenniken and Mark Wilson were elected to the Board.

Board and owners discussed Bylaw changes.

Board asked WPM the following:

- Post Reserve Study to Association Voice
- Post New Bylaws to Association Voice
- WPM to find preferred vendor for boiler inspections/repairs

Discussion regarding unit inspection for best practices and how it affects insurance rates.

Ed asked for a volunteer for the workdays.

- Guy Laboa volunteered to lead the committee regarding the work-day program.
- Next work-day is Aug., 24, 2013 – 8am till 4pm
- 2014 meeting date – After discussion the 2013 meeting date was set for August 9, 2014, 10:00 a.m., in the Wilderndest conference room.

ADJOURNMENT

The meeting adjourned at 12:13 p.m.

I hereby attest that these minutes are a true and accurate account of the meeting held August 10, 2013:

Signed: _____ Dated: _____

Board Member/ Position: _____