

CINNAMON RIDGE II CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNERS MEETING MINUTES  
OCTOBER 5, 2013

The meeting was called to order at 9:00am. Owners present were Eugene and Janet Ford, Jud McDonald, Ward and Jenifer Rikala. Units A3, A4, A9, A10 and A 11 were represented by proxy. A quorum was present. Kevin Lovett was present on behalf of Summit Resort Group Property Management.

- I. The minutes of the 2012 annual home owners meeting were reviewed. Gene made a motion to approve; Jud seconded and the motion passed.

II. Financial Report

Kevin Lovett of Summit Resort Group reported on the following:

August 31, 2013 close financials Balance Sheet reports that we have \$673.55 in operating and \$2,359.52 in Reserves.

August 31, 2013 close Profit and Loss Statement reports that we are \$1292 under budget in operating expenses. It was noted that \$1440 of the "underage" is due to delay of reserve contributions resulting from low cash on hand.

Areas of major variance were reviewed to include:

Landscape - \$1126 over budget; due to mulch and sod improvements

Reserve contribution - \$1440 under budget; contributions not made due to low cash on hand.

Proposed Operating Budget 2014; the proposed 2014 operating budget was reviewed. Changes from 2013 to 2014 budget included:

Revenues

400 Dues – no change to dues proposed.

Expenses

504 Insurance - increase, \$113 annual

513 Cable TV - increase, \$195 annual

519 Security System- decrease, \$309 annual

The history of dues and reserve funding was discussed. Historically, monthly dues have been kept low and special assessments have been implemented when needed. The Capital reserve plan was reviewed; deficits were identified in future years when major projects (such as exterior building staining and hot water heater replacement) are scheduled. Currently, \$3455 is contributed annually to the reserve fund (equates to \$287 per unit per year). Upon review, Ward moved to approve the 2014 budget; Gene seconds and the motion passed. It was noted that dues will be kept the same for 2014 and that any unexpected expenses and future major planned expenses (such as exterior staining) will need to be

funded by special assessment. This will be noted in the post annual meeting minute mailer to the owners.

III. Managing Agents Report- Kevin Lovett reported on the following:

Completed Items

- Replaced fire alarm system panel
- Roof inspection and repairs
- Fireplace inspect and cleaning (last Fall)
- Winterization including blow out of irrigation system and securing of snow plow contractor for winter 2013 (same contractor as last few years)
- Annual Security systems test and inspection
- Touch up painting; painted all steps, misc touch up, fire hydrant
- Restriped parking lot
- Parking lot crack seal
- Tree spray
- Unit deck and deck railing inspection; it was reported that there were no issues this year with any decks or railings.

IV. Old Business

There were no old business items to discuss.

V. New Business

The owners discussed the possibility of adding bulk internet. At this time, bulk internet will not be pursued.

VI. Election of Directors

Gene Ford, Jud McDonald and Ward Rikala all agreed to serve on the Board of Directors. Mike Bocco was thanked for his many years of service!

VII. The 2014 annual meeting was set for the first Saturday in October 2014 at 9:00 am at the Summit Resort Group office.

With no further business the meeting adjourned at 10:00 am.