

Autumn Brook Home Owners Association
Annual Meeting Minutes
7/24/2010

The meeting was called to order at 9:05 am. Owners present Bill Obert & Janene Rafie. Unit 24 was represented by Proxy. A quorum was present. Peter Schutz and Kevin Curry were present on behalf of Summit Resort Group.

- 1) Peter showed those present the letter & meeting notice dated June 24th 2010 as proof of notice.
- 2) The minutes of the 2009 annual homeowners meeting were distributed and reviewed. A motion was made by Joan Obert, 2nd Janene Rafie to approve the minutes as written. The motion passed.
- 3) Peter then gave the financial report. He reviewed the balance sheet and year to date income statement with budget comparisons. Current assets total \$14,358. Income and expenses are \$766 ahead of budget year to date. The financial report was accepted.
- 4) Peter then gave the managing agents report. A number of items were brought up and discussed:
 - The exterior windows will be washed at the Association expense which has been done in the past. SRG to coordinate.
 - Janene Rafie asked for consideration of the Association forgiving the \$528 of legal fees charged to her account. She and Peter went over the background information including his request for the attorney to credit back all or a portion of the charges. A motion was made by Bill Obert, 2nd Janene Rafie to have the Association pay this expense after another request is made to the attorney to reduce the bill. The motion passed.
 - Peter advised on progress of painting balcony railings. Still need to do #22. A decking type of paint is being used. An oil base product should be considered in the future.
 - SRG will investigate the heat tape system in use at the complex to determine how they are wired and if owners may be paying for the energy costs for heat tapes that are not adjacent to their unit.
 - SRG will check the condition of gutters around the complex and assess for needed repairs.
 - SRG will look at the condition of the asphalt in front of units 18+ 20. Winter ice build up may be causing damage.
 - SRG will add mulch to the flower beds as needed.
 - The next item discussed was a request from Bill Obert unit #20 for reimbursement of plumbing repair expense due to a freeze up in December of 2009. Peter gave feedback on the Association's responsibility for expenses due to the freeze up in unit #24. Bill felt he should be re-imbursed as well. After discussion a motion was made by Janene Rafie, 2nd by Fritz proxy to re-imburse Bill Obert

for one half of the plumbing repair expense or approximately \$500. The motion passed.

- 5) The next item of business was elections of directors. Scott Carpenter, Janene Rafie and Bill Obert were re-elected for a one year term.
- 6) The 2011 annual meeting was scheduled for July 23rd at 9:00 am.

A motion was made by Janene Rafie, 2nd Bill Obert to adjourn the meeting at 10:00 am.