

Autumn Brook Annual Owner Meeting  
August 3, 2013

- I. Call to Order  
The meeting was called to order at 11:55 am.
- II. Proof of Notice / Proxy  
Notification of this year's annual meeting was mailed to owners on July 15, 2013 and was placed on the website. Owners present in person were Janene Rafie, Karen Fritz and Bill and Joan Obert. Present via telephone was Scott Carpenter. A quorum was present.
- Representing Summit Resort Group was Peter Schutz.
- III. Introductions  
Introductions were not needed.
- IV. Approve Minutes of 2012 Annual Owner Meeting  
Joan Obert made a motion to approve the minutes from the 2012 Annual Owner Meeting as presented. Janene Rafie seconded and the motion carried.
- V. Financial Report  
Peter Schutz reported that as of June 30, 2013 close, Autumn Brook had \$919.09 in Operating and \$5,780.76 in Reserves. The Profit and Loss reports that the association is \$533 under budget for the first six months and is able to meet expense obligations at the current dues rate. Peter Schutz stated that he and Kevin Lovett would look at the long-range plan to see if reserve collections need to be increased based on future projects.  
The financial report was accepted.
- VI. Managing Agent's Report  
Peter Schutz thanked Janene Rafie for helping keep an eye on the complex. He reported that the following items had been completed or pending.
- Registered Autumn Brook with the Real Estate Commission, which is done annually.
  - Caulked around the deck and concrete on unit 20 to prevent leaking into the unit.
  - Garage doors were painted.
  - Front porches were stained.
  - Replaced loose boards that were on some of the buildings.
  - The mulching of the beds is pending.
  - Planting of bushes will be done this fall.
- Several additional maintenance items were discussed as follows:

- SRG will look at the poor drainage around the dumpster enclosure. The attempt to fix it has created ice problems worse for Autumn Brook.
- Kevin Curry will be asked to finish the bush pruning and removal around the buildings. Janene Rafie will oversee this project.
- SRG will selectively remove Aspens around the building perimeters for thinning purposes and to improve views. Janene Rafie will oversee this project as well.
- Freeze up problems in the Fritz unit entry way appear to be fixed.
- No further actions on unit heat tapes have been taken.
- Exterior stone will be repaired where needed.
- Bill Obert will check on concrete/caulk repairs around their hot tub.

VII. Old Business

- a. Motions via email – there were no actions made via email.
- b. Peter advised that The Arapahoe Inn is most likely under new ownership and no issues have been raised on maintenance responsibility for the easement between the properties.

VIII. New Business

There was no new business.

IX. Appointment of Directors

The current board members agreed to serve another term.

X. Next Meeting Date

The next Autumn Brook Annual Owner meeting will be held on Saturday, August 2, 2014 at 11:30 at the office of Summit Resort Group.

XI. Adjournment

With no further business, the 2013 Annual Owner meeting adjourned at 12:40 pm.