

# Draft Subject to Approval at the 2009 Annual Meeting

## BLUE RIVER RUN HOMEOWNERS ASSOCIATION ANNUAL HOMEOWNERS MEETING

August 16, 2008

The Blue River Run Homeowners Association held its Annual Meeting on Saturday, August 16, 2008, in the Town Council meeting room of the Silverthorne Town Hall. Directors Francina Davis, Pete Novembre, Mike Kelley, Ken Schneider, Barry Spector were present. The owners listed below attended or were represented by proxy. Representing Wilderwest Property Management (WPM) were Barbara Walter - Director of Homeowner's Associations and Karen Shramo - HOA Liaison. Daniel Vlcek - Director of Off-mountain Properties joined the meeting already in progress. Mr. Kelley called the meeting to order at 10:05 a.m.

### ROLL CALL AND CERTIFICATION OF PROXIES

The following owners present, or represented by proxy, fulfilled quorum requirements of 10% of the membership, as per the Declaration and Bylaws of the Association.

#### *Owners Present:*

Unit #	Owner	Unit #	Owner
101-RR	Peter & Susana Novembre	119-C	Kenneth Schneider
101-RV	Mike & MaryKay Kelley	120-M	Maurice & Susan Goldhammer
102-C	Jeanette Bologna	121-M	Francina Davis
102-RR	Richard Waterman	122-M	Kathy Whitney
103-M	Marian Jacobs	124-M	Helene Gallivan
104-C	Stephen and Cynthia Scholz	125-M	Joan Donnelly
104-RV	George Murray	126-C	Paul & Sara Schnabel
106-C	James & Shelee Brennerman	1366-S	Reggie Golden
107-C	Eden & Phyllis Wenig	1370-S	Ronald Bower
108-RV	Thomas & Joan Kazimour	1372-S	Nicholas Kubala (proxy for Gregory Kubala)
109-C	Michael & Alice Epstein	1372-S	William & Sharon Kellstrom
109-RV	Laurie Segall	139-C	Tom Cousino
110-C	Lewis & Wilma Biegelsen	1517-L	Dianne Chisholm
117-C	Barry Spector		

#### *Owners Represented by Proxy:*

Unit #	Owner	Proxy To:	Unit #	Owner	Proxy To:
100-RR	Brooke Sterling	President	127-M	Vicki Mueller	Joan Donnelly
103-C	Gary Belanger	President	128-C	Stephan Horlak	President
103-RR	Kenneth Russo	President	129-C	Ted Konnerth	President
103-RV	Stephen Trynosky	President	130-C	Casey Wiggins	President
107-M	John Whitehead	President	1372-S	Gregory Kubala	Nicholas Kubala
108-C	William Kubaska	President	1512-L	John Bowyer	Dianne Chisolm
112-M	Michael Bushell	President	1525-L	Jay Ufer	President
124-C	Wes Knight	Sara Schnabel	1541-L	Robert Lau	Dianne Chisolm

# **Draft Subject to Approval at the 2009 Annual Meeting**

## **WELCOME AND INTRODUCTIONS**

Mr. Kelley welcomed everyone to the meeting after which he introduced the members of the Board and representatives from Wilderdest Property Management.

## **APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes of the August 18, 2007 Annual Meeting were approved as written.**

## **PRESIDENT'S REPORT**

Mr. Kelley reported that due to the severity of the winter, snow plowing was over budget, and there were many roof repairs needed from ice dams. However, money was saved on trash pickup, as dumpsters are only emptied as needed. The Board asks that if a dumpster is full, owners take their trash to another dumpster.

The townhome driveways were recently resealed to control flaking from a product incorrectly applied in the past. An area on the townhomes where paint was peeling was repainted, and gutters were installed to control the problem. The Town of Silverthorne caused damage to grass and the irrigation system last year while doing tree cutting behind the HOA property. They have agreed to pay for the damage and to remove any beetle infected trees on the Association's property for no charge. The trees with active beetles have already been cut; the remaining standing dead will be removed with the bike path construction. Mr. Kelley reported that the Town does not have easements with Blue River Estates for the bike path yet, but that they are still planning to move forward with the path.

Touch up from last year's painting work is being completed. The Board is also reviewing bids for the log accents on South Vista, garage doors, the fence, and sealing of rocks around the complex. It was noted that the doors on Mountain Vista and Creek Lane were not included in the scope of work that was completed in 2006. The Board is considering having this work completed next summer. Mr. Murray reminded owners that he has been storing body and deck paint for the duplexes. An owner commented that the fence was not well done the last time it was painted. Wilderdest will inspect the work for completion, but asks for a Board member or owner to complete a walk through for quality control. The paint contractor will also arrange for a representative of the paint manufacturer to inspect his work.

Mr. Kelley explained the different window warranties for the duplexes and townhomes. The duplex windows are by Crestline, and have a 10-year guarantee. Some owners reported problems to the distributor, who inspected the windows, and ordered new windows to be installed. The townhome windows are made by Viking, which has been purchased by Pella. Those windows came with a 10-year guarantee that was not transferable, and applied only to the original owner. Ms. Davis is researching this to see if there is a way to have failed windows replaced. An owner suggested that some windows with broken seals might be able to be salvaged by having the inner space between the panes vacuumed and resealed. This owner used Bluebird Window Cleaning to perform this service.

The smoke detectors installed in some units may have a defect that requires only Eveready batteries be used as other batteries will explode. An owner had all of her smoke detectors replaced at no cost by the detector manufacturer due to this. There should be a phone number on the casing of the detector to call for information.

There is an owner or tenant on Mountain Vista that is feeding pigeons. WPM consulted a wildlife specialist to see if the pigeons could be removed, but as long as they are being fed, they will continue to return to the same location.

## **Draft Subject to Approval at the 2009 Annual Meeting**

It was suggested that recycling be added to the trash pickups. Recycling pickup is very costly. The free recycling facilities in Silverthorne and Frisco were mentioned and the addresses will be posted on the website.

### **LANDSCAPING REPORT**

Mr. Kelley introduced Francina Davis, the head of the landscaping committee, to give a report on the landscaping and grounds. Ms. Davis noted that there have been problems this year with the irrigation system. Several repairs have been made during the season, and it is believed that everything is working correctly now. Owners should report problems to Ms. Shramo with Wildernest who will get in touch with Rocky Top, the landscape maintenance contractor. A two-year contract was signed with Rocky Top to ensure lower prices next year.

There were several owners that volunteered to help weed and maintain the flowerbeds around the complex. Ms. Davis would like to coordinate one owner from each street to report shortcomings in the beds in their area. Owners interested in volunteering should contact Ms. Davis. Wildflowers are being encouraged in the rocky areas, along with native grasses. Ms. Davis reminded owners that any new plantings must be approved by the landscape committee, and would then become the owner's responsibility to weed and maintain.

The noxious weeds on one SFH lot were addressed by owners of the neighboring lots. It was noted that the HOA cannot spray weeds on private property. Letters have been sent to the owner of that lot informing him that his weed spraying is insufficient, and that there is a Town ordinance requiring that noxious weeds be sprayed or pulled. Mr. Novembre suggested that SFH owners contact the Town regarding their concern with this lot to reinforce complaints from the HOA.

There were complications in turning on the irrigation system this spring as some duplex and townhome owners would not allow access to their unit where the valves are located. It was suggested that the valves be moved to the exterior of the buildings. A bid was previously obtained of \$800 per unit for this to be done. If the valve were even moved to the garage, access would only be needed there, not to the unit itself.

### **FINANCIAL REPORT**

#### Balance Sheet

Ms. Walter reported that the Assets for the period ending July 31, 2008, total \$150,399.38, and liabilities total \$24,230.50, resulting in equity of \$126,168.88. The Balance Sheet also reflects that there is a significant amount of prepaid dues.

#### Income Statement

There have been some large expenses, but everything is moving in the right direction. Items of note include:

- The Snow Removal line was over budget as previously noted, along with Plumbing and Heating, and Roof Snow Removal. These were all due to the unusually heavy winter weather.
- The Trash Removal line was under budget due to tight control exercised by the Board and the Resident Manger.
- An owner commented that she felt the plowing and shoveling were inefficient. Mr. Kelley explained that plowing is only done in areas that receive at least 4 inches of snowfall, and that driveways are scraped once in the morning. He suggested owners contact Ms. Shramo with problems, and she will contact the plow contractor or the resident manager, depending on the problem. It was also noted that shoveling decks is the responsibility of each owner, and that owners would also be responsible for leaks caused by not shoveling.

## **Draft Subject to Approval at the 2009 Annual Meeting**

The Reserve account is used to pay for large projects, and major repairs, such as staining, roof replacement/repairs and asphalt replacement. This account is ahead of budget by about \$12,000.

### Budget

The 2008-2009 budget proposal was reviewed. This budget has been approved by the Board and must be ratified by the membership. It includes a \$10 per unit per month dues increase for the townhomes and duplexes with 100% contributed to the Reserve Account. There is a projected loss of about \$4000 in the Operating account, but it was noted that the Snow Removal line is largely unknown; however, is based on the average spent over the past 5 years, so there may be excess budgeted.

**RESOLUTION: Upon motion made, duly seconded and approved by the majority of the membership present and represented by proxy, the 2008-2009 budget was ratified as presented.**

The five-year history was briefly reviewed. Attention was drawn to the decrease in insurance costs due to the aggressive negotiating by Tony Snyder, the owner of Wildernest. An owner questioned whether the insurance coverage was sufficient in the event of a catastrophic flood caused by a breach in Dillon Dam. Ms. Shramo has requested information on this, but has nothing to report at this time. Ms. Walter mentioned that the fire coverage is for replacement cost including upgrades, another concern around the county. She also reminded owners that there is a \$5000 deductible that they would be required to pay if a claim were caused by an individual unit.

### **ELECTION OF DIRECTORS**

There are two terms expiring this year, and although Ms. Allen expressed her willingness to serve again, Mr. Kelley requested volunteers or nominations for someone to fill his term.

The Board meets quarterly and conference calling is available for out-of-town owners that cannot attend a meeting in person. Mary Kay Kelley volunteered to fill the open position if there was no one else interested. Diane Chisolm, a single-family homeowner, was willing to be an alternate member, or the SFH representative, but doesn't feel that she knows enough about the townhomes and duplexes to fill a full position.

**RESOLUTION: Upon motion made, duly seconded and unanimously approved, the slate of nominees was elected to serve three-year terms on the Board of Directors.**

The Board will meet briefly immediately following the Annual Meeting to elect officers.

### **MANAGEMENT REPORT**

Ms. Walter thanked the owners for their continued use of WPM as their property manager. She explained that Daniel Vlcek, who oversees all of the properties in Silverthorne, Dillon, Keystone, Frisco and Breckenridge, has been with the company several years, but is currently attending another meeting. She introduced Francisco (Paco) Ortiz, the new Resident Manager, and Karen Shramo, the HOA Liaison for the second year. Mr. Shramo is the first contact for any questions for problems that owners may have.

### **NEXT MEETING**

The next Annual Meeting will be held on August 15, 2009. There will be a social hour with refreshments beginning at 9:00 a.m. with the Annual Meeting to follow at 10:00 a.m. The location of the meeting will be the Town of Silverthorne Town Council Meeting Room if it is available.

# Draft Subject to Approval at the 2009 Annual Meeting

## **OWNER CONCERNS**

### Roof Concerns

The Board was requested to consider installing heat tape in all problem areas in an effort to reduce ice dams and the resultant roof leaks. The Board reminded owners that a decision was made for the HOA to pay to repair leaks only, not for preventative maintenance, and that a permanent solution would come with the roof replacement scheduled for 2019, when more flashing and a different material will be used.

Wilderness turns all heat tape on in the early winter, and off in the spring. The Board is of the opinion that if an owner turns their heat tape off during the winter in an effort to save money, they assume responsibility for any resultant leaks.

### Single Family Lot

The owner of a neighboring home asked what steps had been taken to have the bulkhead that was built in the lake at the edge of Lot 6 removed. The Board explained that they had repeatedly contacted the owner of this lot, and had also reported the structure to the Town of Silverthorne, but with limited results. Mr. Novembre again encouraged concerned owners to contact the Town. It was suggested that this situation be addressed as a concern for the safety of children.

### Snow Removal

An owner expressed concern with the plowing contractor. The plow drivers will back over the snow in his driveway several times as they are clearing the parking spots, compacting it so that when they scrape his driveway, it is not as effective. WPM will contact the plow contractor to scrape the driveways first, and then plow the parking spots.

### Landscaping

It was noted that Rocky Top only cuts the native grass areas every 3 weeks over the summer. The Board is considering converting open spaces to native grass and wildflowers, which will require less water and maintenance. An owner mentioned that another HOA she lives in full-time recently switched sprinkler heads to a more efficient, economical option. The Board will research this.

### Homeowner Improvements

The Board reminded owners that all landscaping or architectural improvements must be approved by the appropriate committee, and that those improvements become the responsibility of the unit owner for perpetuity, even when the unit is sold to new owners.

The assembled owners thanked the Board of Directors for their hard work, dedication, and commitment to the HOA.

## **ADJOURNMENT**

The meeting was adjourned at 1:10 p.m.