

## Annual Meeting of Chateau Acadian Home Owners Association

Owner's Lounge

Saturday, July 11, 2009

2:30PM

**Call to Order:** President Andrew Pollock called the meeting to order at 2:35 P.M.  
A quorum was established with 15 of the 16 units being represented either in person or by proxy. The Board, Owners and Management team completed introductions of themselves.

**Owners Present:**

- 101 – Andrew and Joan Pollock
- 102 – Rose and Jim Durning
- 103 – Proxy to Dennis Minchow
- 104 – Jerry and Jane Brooks
- 105 – Proxy to Andrew Pollock
- 106 – Proxy to Jerry Brooks
- 107 – Mr and Mrs Harold Golz and Russ Bean
- 108 – Ed and Joan Eitzen
- 109 - Not in attendance/ no proxy
- 110 – Proxy to Andrew Pollock
- 111 – Proxy to Andrew Pollock
- 112 – Doug Saunders
- 113 – Paul and Dee Johnson
- 114 – Dennis Shaver
- 115 – Dennis and Mary Minchow
- 116 – Proxy to Jerry Brooks

Summit Resort Group (SRG) Property Management team members Kevin Lovett, Peter Schutz and Jeremy Cope were present.

### Minutes of the 2008 Annual Meeting:

A motion carried unanimously to approve the minutes of the Annual Meeting held Saturday, July 12, 2008

**President's Report:** President Andrew Pollock discussed the following items during his report:

- Landscape Improvements – President Pollock discussed the landscape improvements to the entry area as well as the improvements to the area in front of the clubhouse. All owners were pleased with the improvements and thanked the Board for their hard work on the project.
- House rules – President Pollock reminded all owners to review the house rules with their tenants, guests and rental management companies.
- Radon – President Pollock reported that the radon mitigation equipment is working properly. Additional equipment was added at no charge by the radon mitigation contractor. Regular testing is being completed to ensure that all is working properly.
- Common Area deck staining – the common area decks on the highway side of the bldg were stained.
- Parking lot sealing and striping – President Pollock reported that one of the pending items to be completed this year is the seal coating and restriping of the parking lot.
- Seedling planting – 20 seedlings were planted around the complex.
- Drywall repairs – there were a number of drywall repairs completed throughout the interior common areas.
- Carbon Monoxide detectors – The association recommends that carbon monoxide detectors, smoke alarms and fire extinguishers are installed in units.
- Locks on back deck doors – President Pollock stated that the locks on the back deck doors are self locking and if you are out on the deck, it is possible for the door to close and for you to be locked out. You can have the lock deactivated to prevent this from occurring.
- Tree spraying – President Pollock reported that the pine trees are being sprayed annually to prevent them from being infested by the pine beetle. 7 trees were killed and removed in

2008 and 0 in 2009.

Financials – President Pollock reported that the reserve account balance is growing and we are on schedule with the major maintenance items. There is no projected increase to dues for 2010.

**Treasurer's Report:** Treasurer Paul Johnson was pleased to report that the Association financials were on track with projected financial planning in both the operating account and the reserve account. Treasurer Johnson stated June 30, 2009 close financials report that we have \$5,320.98 in Operating and \$50,130.69 in the Reserve Account. The reserve account has grown from \$18,000 reported at the 2008 annual meeting!

June 30, 2009 Profit and Loss reports \$40,106 of actual expenditures vs. \$44,750 of budgeted expenditures (\$4634 under budget YTD).

Capital Reserve "Major Projects Planning"

The Board continues the review of the major projects schedule and planning. The overall goal is to properly maintain the complex and avoid large special assessments. Painting projects are the major future reserve expense items.

A motion carried unanimously to accept the Treasurer's Report as submitted.

**Manager's Report:**

Kevin Lovett presented the following Managing Agents Report.

Kevin welcomed new site manager Jeremy Cope and family. Kevin also thanked the Board for their hard work this past year.

Completed Items

- Spring Cleanup
- Annual fire place / chimney cleaning and inspections
- Street side common area deck staining
- Entry landscape improvements
- Landscape project at entry to clubhouse
- Tree plantings
- Roof snow removal (ongoing)
- On going radon testing

Pending Projects

- Parking lot seal coating and striping

**New Business:**

Gutter seam leakage – it was noted that there are leaks in the gutter seam on the hwy side by units 104 / 105 and 113; SRG will seal up the seams.

Deck repairs – it was noted that there were deck boards in need of replacement and staining by unit 104 and 108; SRG will investigate.

**Election of Directors:**

The term of Harold Golz has expired. The Board and owners thanked Harold for his hard work. Harold Golz moved to appoint Russ Bean of unit 107 to the Board; the motion was seconded and passed.

**Adjournment/Next Meeting:** The meeting adjourned at 3:30 pm. The 2010 Annual Meeting is scheduled for July 10, 2010 at 2:30 pm in the Owners Lounge with the picnic to follow. Jerry Brooks moved to adjourn; Doug Saunders seconds and the motion passed.