

DRAKE LANDING
ANNUAL HOMEOWNER MEETING
OCTOBER 17, 2015

I. CALL TO ORDER

The meeting was called to order at 10:05 am by Bruce Anderson at the County Commons Building in Frisco, CO.

Board Members Present were:

Bruce Anderson, B8 – Residential
Chris Ertola, C3 – Residential
Tom Silengo, A1, A3, A5, A7, A11, E1, E3, E5, E7, E9 – Commercial and Residential

Owners Present were:

Liz and Bobby Cotton, A6
Colette Berge, B3
Connie Anderson, B8
Judith Pottle, C2
Jennifer Ertola, C3
Tim Coulton, D10
Curt Overlee, E10

Represented Residential by Proxy were:

Gary and Linda Moore, A4
Nicholas Tomoff, A8
Irwen and Barbara Strauss, A12
Haines Revocable Trust, B1
Harold Mango Trust, B2
Karen Gerken, B6
Karen Rarden, B10
Joan-Carol Brigham, B13
Steven Case, B14
John Griffin, C6
Willis and Terry Bennett, D4
BJ&G LLC, D12
Winston White, E2
Jessica Bader, E12
Shane Ozment, E14

Represented Commercial by Proxy were:

Quandt / Snow, A9

Representing a quorum, Seventeen properties were represented in person and 16 by proxy.

II. INTRODUCTIONS

Association President, Bruce Anderson, gave a quick overview of the Association approved Conduct of Meeting Policy.

All Owners present introduced themselves along with Kevin Lovett, Deb Borel, Michael Kellett, Peter Schutz and site manager, Johnathan Dunn, from Summit Resort Group (SRG). Kevin Lovett explained that SRG has been doing accounting, organizing meetings and taking minutes for Drake Landing for several years. On October 1, 2015, SRG begin performing routine physical site maintenance duties as well. Owners are asked to call Deb or Mike from SRG with any maintenance related items or questions.

General discussion took place with regard to items at Drake Landing. A “post meeting mailer” will be sent to all Drake Landing Owners along with meeting minutes. SRG will include the following in the post-annual meeting mailer:

- Annual Meeting Minutes
- 2016 Budget
- Rules and regulations
- Puffing of vehicles prohibited
- Dog park
- No smoking of any substance in any common area

III. APPROVE PREVIOUS MEETING MINUTES

Tim Coulton made a motion to approve the minutes of the November 16, 2014 Annual HOA meeting as presented. Colette Berge seconded and the motion carried.

IV. FINANCIAL REPORT

- A. Balance Sheet – Kevin Lovett gave the introduction of the financial report. Drake Landing’s fiscal year begins in January and is on a calendar year. He reported on bank balances (Operating and Reserve) as well as expense variances through August 31, 2015. One Owner is delinquent with dues; SRG is working to collect from the lender (Green Tree), now the legal owner of the unit. By law, the association is due the 6 months of dues as the senior lien holder. The bank, as the new owner, is responsible for dues going forward.
- B. The deck needs to be stained at unit A6. SRG will ensure it gets stained. The owner of unit A6 does not have a stairwell door key.
- C. The Owner of A6 will discuss a potential association investment with the Board.
- D. 2016 Budget – In order to stay on track with the reserve plan, there is an increase to dues planned for 2016. The Reserve Study recommends having a small increase to dues every year to cover expenses. Owners reviewed the reserve contribution spreadsheet that was provided in the meeting packet. Minor maintenance will take place in 2016, but no major expenses are anticipated. The Board and SRG continue to monitor ice

build up on the roof, and remove when necessary. The Board is anticipating a roof replacement beginning in 2021. The owners and Board are in favor of replacing with a metal roof.

V. ELECTION OF DIRECTORS

The term of Bruce Anderson has expired. He has indicated his willingness to serve another term. Colette Berge nominated Bruce Anderson. Tom Silengo seconded and the motion carried. Nominations were closed and Bruce was elected by acclamation.

VI. OTHER MATTERS

- A. Liz Cotten asked if the HOA had considered recycling. The price is very expensive and is hard to monitor what is placed into the totes. Owners and tenants are encouraged to take recycling to the recycle center in Frisco.
- B. Curt Overlee asked if the swallow nest between A10 and A12 could be removed and suggested placing a row of spikes to prohibit the building of nests.
- C. One ladder in the dumpster enclosure by the dog walk is missing. The Board will determine its location.
- D. Johnathan Dunn will place a refrigerator into the storage space of B9.
- E. Collette Berge is concerned that the association is over mowing and over watering in the summer. This will be monitored next summer.
- F. Colette Berge inquired about the Wi-Fi survey results. The Board reported that there was not a clear enough directive from owners to add this as an amenity.
- G. Colette Berge stated that the siding needed to be replaced between B3 and B5. There is also stone on the back of her unit that needs to be replaced.
- H. Colette Berge would like to request that owners of diesel powered vehicles, park on one of the ends of the parking lot and not in the middle by the windows. SRG will contact owners of the two trucks that run for long periods of time and express the concern.
- I. Colette Berge asked if the association had the dryer vents cleaned. She recommended that the association have this done every 3 to 5 years. Bobby Cotten made a motion that the dryer vents be cleaned and funded by the HOA. Colette Berge seconded and the motion carried. This will be done as soon as possible.
- J. Snow Plowing will be discussed at the next board meeting. In the past, the snow removal was excessive. This will be monitored in the future.
- K. The utility box is broken up and there is an orange cone by it. SRG will determine whose it is and have it repaired.
- L. SRG monitors parking in the Drake Landing lot.
- M. SRG will keep an eye out for people driving through the parking lot due to increased traffic on Ten Mile Drive.
- N. Colette Berge asked if there was interest in getting rid of hot tubs. Most owners do not want to get rid of the hot tubs.

- O. Owners are reminded to be courteous to neighbors with regard to “nuisance” smells (to include marijuana smoke) and noise. Nuisance complaint can be filed with the Association.

VII. NEXT MEETING DATE

The next annual meeting will be held on Saturday, October 15, 2016 at 10:00 am at the County Commons Building in Frisco.

VIII. ADJOURNMENT

With no further business, the meeting adjourned at 11:48 am with a motion by Colette Berge and a second by Judy Pottle.