

Glen Cove

HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

November 17, 2010

The regularly scheduled Annual Meeting of the Glen Cove Homeowners' Association was held on Saturday, November 17, 2010, at Wilderndest Commercial Center. The meeting was called to order, at 6:05 P.M.

ROLL CALL

Pursuant to the Bylaws, the representation of twenty percent (4 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

Unit #	Owner Present	Unit #	Owner Represented by Proxy
67 Sapphire	Jack Carpenter	33 Glen Cove	Sheila Wilson
31, 33 Crystal Cove and 41 Glen Cove	Steve Beck	63 Glen Cove	Heather Wood
26 Crystal Cove	Amy Sward	43 Glen Cove	Carla Lauer
11 Crystal Cove	Bill & Katy Earley		
61 Glen Cove	Amelie (Coleen) True		

Present from Wilderndest [WPM] was Sheila Skaggs, Community Association Manager and Bob Towne, Property Manager.

Proof of notice of meeting was noted.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE NOVEMBER 20, 2009 ANNUAL MEETING WERE APPROVED AS WRITTEN.

DRAFT to be Approved by the Membership at the 2011 Annual Mtg

REPORT OF PRESIDENT

- The President, Jack Carpenter, explained the job of being on the Board of Directors:
 - a) Oversee property projects
 - b) Address owner issues
 - c) Watch over finances
- The property walkthrough will be scheduled for the spring and posted on the website.
- Painting was completed and the HOA received a bargain price on the paint.
- The roofs and siding are major projects set for the near future and are on the Major Maintenance Chart.
- There will be no dues increase for this Budget year. It is probable that there will be a dues increase in 2012 of 5% but it will be addressed at that time.
- Real Estate – there have been two sales with one being a foreclosure. One sale was listed at \$260K and subsequently sold for \$247,500.

REPORT OF MANAGEMENT

Wilderness Property Management

The CEO of Wilderness Property Management, Gary Barr, introduced himself and explained the new management strategies of Wilderness Property Management.

The Property Manager is Bob Towne, he can be reached at 970-418-0591. He presented the management report as follows:

- One of the concerns that will be addressed in the near future is roof replacement due to a construction defect called “high nail”. The shingles were nailed down improperly with the nail gun set too high. The roof replacement is estimated to be 5 to 10 years out and we will continue to replace missing shingles twice a year with Stay Dry Roofing. Mr. Carpenter stated the Board will likely be increasing dues to fund for the roof replacement to lessen the likelihood of an assessment.
- Recently, a couple of storage units have experienced leaks. The repair expense is high due to having to remove the deck and roof.
- The units were painted. Sherwin Williams paint was used with a 5 year warranty. The Sherwin Williams paint representative performed an inspection for completion to MIL SPEC.
- The siding is overall in good shape and painting every 5 or 6 years should increase the life of the siding so replacement will not be soon
- No weed eating on individual lots was done this summer due to the high expense. The entrance and playground were done. Next summer, this activity can be done by homeowners during a work day.
- The road was seal coated this summer. A malfunction with the asphalt equipment caused damage to the driveway, siding, and grounds of one homeowner. It was repaired but Edwards Asphalt will not be used again.
- The leak in Unit 40 was repaired and the siding repaired. Heat tape will be installed on the roof.
- RKR Excavating has been contracted for snow removal this year. The cars need to be rotated on snow days so snow removal can be performed properly. If the cars are not moved, they will be tagged and possibly towed. Snow plowing is done when the snowfall is ≥ 3 ". Scrape downs are done once per month.

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OWNER REQUESTS:

- The Board would like the unit with the newly installed wood stove to complete the appropriate insurance forms and county permits.
- 11 Glen Cove has a significant gap in the cement wall and should be evaluated. Bob Towne will evaluate the issue.

The Glen Cove Community Association Manager contact is Sheila Skaggs, 970 468 6291x225. Owners are encouraged to contact her with their questions or needs.

The new website was discussed. It is very important that owners provide their email address to WPM for more efficient communication. The website posts the financials, the minutes, rules and other Association related items. The address is: www.wildernesthoa.com.

FINANCIAL CONSIDERATIONS

The financial report was reviewed.

The Board approved 2011 Budget was reviewed.

RESOLUTION: Upon motion made by Amy Sward, duly seconded by Steve Beck , and approved by the membership with no objections, the 2011 Budget was ratified.

RULES AND REGULATIONS

Steve Beck reviewed some of the problem areas concerning adherence to the Rules and Regulations. The most common problems involve tenant issues (i.e. pets, parking). All owners are encouraged to convey the Rules and Regulations to new tenants. WPM can provide an example of a lease agreement to the Board for review.

OLD BUSINESS

The steps to the playground need repair and will be evaluated in the spring.

NEW BUSINESS

A newsletter will be created and sent to all owners concerning garage doors being left open, heat tape usage, and parking issues. The newsletter will include a survey of homeowner interest in a July work day involving weed eating.

Bob Towne will get information on window replacement and provide the information to homeowners in case they decide to replace windows. All contractors will be asked to provide low, mid, and top-of-the-line estimates.

ELECTION OF DIRECTORS

Nominations;

Jack Carpenter

Steve Beck

Amy Sward

Heather Wood

Coleen True

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board is being elected without secret ballot.

DRAFT to be Approved by the Membership at the 2011 Annual Mtg

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the entire Board is elected as nominated.

NEXT YEARS MEETING

The 2011 Annual Membership Meeting will be on November 16, 2011, 6:00 PM at WCC.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.