

Glen Cove

HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

November 16, 2011

The regularly scheduled Annual Meeting of the Glen Cove Homeowners' Association was held on Saturday, November 16, 2011, at Wilderrest Commercial Center. The meeting was called to order, at 6:10 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	S70 Glen Cove	Thomas Schnitzius
31, 33 Crystal Cove and 41 Glen Cove	Steve Beck	26 Crystal Cove	Amy Sward
14	Leslie Haire		
11 Crystal Cove	Bill & Katy Earley		
61 Glen Cove	Amelie (Coleen) True		
63 Glen Cove	Heather Wood		
G68	Abdoul Wylie		

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

Proof of notice of meeting was noted. A roll call was taken. Quorum requirements have been met with 10% represented in person or proxy.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE NOVEMBER 17, 2010 ANNUAL MEETING WERE APPROVED AS WRITTEN.

OWNER COMMENTS

- The new owner of G68 is concerned about a leak through the shed roof causing mold.
- An owner commented that WPM must be diligent about watching for parking violations. There seems to be tenant parking issues during the winter months.

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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) Evaluate financial statements – making sure the Reserves have adequate funding
 - d) Oversee owner comments and complaints
 - e) Evaluate management contracts
 - f) Oversee the property inspections and walkthrough
- The property walkthrough will be scheduled for the spring and posted on the website.
- 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 and one is pending at this time.
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REPORT OF MANAGEMENT

Wilderness Property Management

Bob Towne, Senior Property Manager presented his Property Management Report: (refer to the attached document)

The Property Manager is Bob Towne, he can be reached at 970-418-0591.

Anytime an owner sees a violation in progress, please email or phone Mr. Towne.

One of the concerns that needs to be addressed in the near future is shed roof replacement due to repeated leak complaints. Mr. Towne will obtain estimates to replace the shed roofs and report back to the Board by next week.

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.wildernesshoa.com.

FINANCIAL CONSIDERATIONS

The financial report was reviewed with the Balance Sheet and Income Statement

The financials are posted monthly on the Glen Cove website at www.wildernesshoa.com.

The Board approved 2012 Budget was reviewed.

RESOLUTION: Upon motion made, duly seconded, and approved by the membership with no objections, the 2012 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, dog refuse, parking). All owners are encouraged to convey the Rules and Regulations to new tenants. Mr. Towne requested owners be active in reporting violations since

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he is not onsite 24 hours per day. Owners are reminded to keep their garage doors closed since pipes can freeze in frigid temperatures.

OLD BUSINESS

- Weed eating will be done by the first week in June yearly
- Mr. Towne will obtain estimates for spraying weeds
- Mr. Towne will obtain a professional opinion on whether or not the trees need to be irrigated.
- The Aspens are sending up new shoots and they need to be marked so they are not damaged by weed eating

NEW BUSINESS

- Windows and door replacement needs to be approved by the Board before installation.
- An owner wants WPM personnel to be monitored carefully during any repair work because they witnessed a worker painting over mold this summer.
- Summit Stage now has a stop and pick up at the entrance to the complex.
- C14 needs a gutter for water diversion – Mr. Towne will evaluate this issue.

ELECTION OF DIRECTORS

Nominations;

Jack Carpenter

Steve Beck

Amy Sward

Heather Wood

Amelie True

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

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

NEXT YEARS MEETING

A spring walkthrough will be held on June 16, 2012 at 9:00 am

The 2012 Annual Membership Meeting will be on November 3, 2012, 9:00 AM at WCC.

ADJOURNMENT

The meeting adjourned at 8:05p.m.

POST ORGANIZATIONAL BOARD MEETING

Call to Order at 8:06 p.m.

All officers are nominated and appointed as is. No changes noted.

Adjourned at 8:07 p.m.