

**HIDEAWAY TOWNHOMES
BOARD OF DIRECTORS MEETING
MAY 15, 2015**

MINUTES

1. **Call to Order.** The meeting was called to order at 5:50 p.m.
2. **Attendance and Quorum.**
 - A. Board members in attendance were Ed Mountford, Chris Dorton, and Jeff Flenniken.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese.
3. **Owner Forum.** No comments at this time.
4. **Approval of Minutes from the 2/26/15 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
4. **Repair and Maintenance Report.** The report covered the period of 2/15 through 3/15. Completed items included preparation of RFP/Guidelines for roof inspection, contractor comparison spreadsheet (Re/Cor, Inc.), removal of snow and ice from roof, and replacement of 287 feet of heat tape. Mountain Managers was asked to check on this and determine exactly when it was done since replacement of heat tape was not to be done so close to roof replacement. The invoice was paid in March but the work could have been done mid-winter when it was necessary.
5. **Financials Report.**

March financials were reviewed. Total income was ahead of the budgeted amount by \$22,569. Income included collection of some past due funds, prepayment of dues, interest, and some special assessment funds. On the expense side, electric continues to be substantially over budget as discussed at the last meeting. Overall expenses were \$7,467 under budget and the Association showed a positive variance of \$30,036.
6. **Old Business.**
 - A. Revising the Rules and Regulations regarding parking was discussed. A few owners had requested that the parking rules be reviewed in the spring. The Board noted that the current policy seems to be working well and violations have diminished. Owners appear to be familiar with the rules and it was resolved not to make any changes at this time.
 - B. Prior to purchasing a unit at Hideaway Townhomes, a prospective owner had asked if it would be permissible to park an 11 passenger van on the premises. This was the only vehicle the family had. There is nothing in the Rules that prohibits this provided the vehicle has no commercial markings and can fit in the driveway. Apparently the unit that was purchased has one of the shorter drives and for safety purposes the van is parking in the visitor parking spaces. Ed noted that the owners are attempting to purchase a smaller vehicle and the Board agreed to give the owners until 7/1 before requesting that the van be moved. A letter will be sent to the owners giving them the deadline and reminding them that permission was previously granted when it was believed that the van would fit entirely on the driveway.

HIDEAWAY TOWNHOMES
5/15/15 BOARD MEETING MINUTES
PAGE 2

- C. Landscaping was talked about. Ceres is being used again and the crews will need to work around construction and equipment/materials while the roof project is in progress.
- D. A notice will be sent out as soon as possible listing the 4 owner work days for 2015. The June and September work days will be full days; the July and August dates will be half days.

7. **New Business.**

- A. The privacy wall at unit 330 has been approved. Contractor insurance should be on file since the vendor has done multiple walls at Hideaway. Property Management will be notified to let the owner know the project has been approved.
- B. Ed will be gone for a month. This could affect getting the final loan documents signed in a timely manner. It was resolved to change the officer positions on the Board for the time being in order to expedite any signing of documents. Chris will assume the duties of President, Ed will be Vice President, and Jeff will act as Secretary.
- C. The Board thanked owners for their involvement and for taking the time to ensure there was a quorum for each of the special HOA meetings that were necessary to complete the process for the roofing project.

8. **Schedule Next Board Meeting.** The next Board meeting will be held on Thursday, August 20, 2015, 5:15 p.m. at Mountain Managers.

9. **Adjournment.** There being no further business, a motion as made and seconded to adjourn the meeting at 6:20 p.m.

Respectfully submitted:
Judy Freese, Recording Secretary

Approved at the 8/20/15 Board Meeting.