

**HIDEAWAY TOWNHOMES
BOARD OF DIRECTORS MEETING
NOVEMBER 25, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 5:09 p.m.
2. **Attendance and Quorum.**
 - A. Board members in attendance were Ed Mountford, Chris Dorton, Jeff Flenniken, Mark Wilson, and Rocky Paden.
 - B. Owners in attendance were Alan Kessler (unit 299), Kathy Wilson (unit 203), Ellen and Dave White (unit 205), and David and Christine Dvorak (Unit 287).
 - C. Representing Mountain Managers were Phil Wells and Judy Freese.
3. **Approval of Minutes from 7/31/14 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
4. **Repair and Maintenance Report.** The report was reviewed and covered the period of 6/14 through 9/14. Completed items included completion of roof condition report, startup of the irrigation system and turf care, treating Aspen trees for scale and aphids as well as mites and blight, and deep root fertilization of spruce trees. Mountain Managers was asked to check if the irrigation start up was actually for shut down or if both were billed together. Annual tree care will continue as needed.
5. **Financials.**
 - A. September financials were discussed. The transition from accrual accounting to cash based accounting is still ongoing. Income was ahead of budget \$30,133 at the end of September and expenses were in good shape. It was explained that the insurance (same carrier) has been switched to Mountain Managers and will now renew annually on 11/1. The total paid in 2014 was for ½ of the 2014 premium and all of 2015. Overall, the HOA was \$10,308 under budget on expenses and showed a positive net of \$40,442 year-to-date.

At the end of September the balance in the checking account was \$31,096.97, the money market account balance was \$230,913.87, and the balance in CD's was \$80,343.52. There were no serious delinquencies
 - B. 2015 Operational Budget. Income is based on the current dues structure. Expenses are based on current contracts, contractual increases, anticipated increases, and/or averages.

Insurance was discussed. Going forward, premiums will be paid annually by 11/1. For budgeting purposes, Strong Insurance has suggested using a 7% increase. The addition of freeze alarms and other loss prevention measures are looked at favorably. In addition Mountain Managers has an excellent reputation for being proactive with loss prevention. The HOA rolls out of any loss after 5 years. The amount for trash removal was questioned. The amount should be less than last year due to discontinuation of all recycling. This will be checked. If the budgeted amount for trash can be reduced, the money will be put into heavy equipment snow removal. The previously discussed larger dumpster for Phase III may not be needed. It would be less expensive to call for extra pickups as needed versus having a larger dumpster. After discussion, it was resolved to

stay with a 6 yard dumpster and it should be side loading. For both dumpsters 2 pickups will be needed the week of Christmas, the week of New Years, and the week following New Years (3 additional pickups for 2 dumpsters). Heavy equipment snow removal was decreased based on the contractor's belief that he can push snow back far enough and not need to use much in the way of heavy equipment. It was noted that there has already been an improvement in plowing compared to last year. Repair and maintenance was budgeted based on what has been spent since Mountain Managers assumed management. Wildernest had quite a lot of "fluff" and extra expenses in this category. This is still a learning curve but will be left as budgeted.

Overall, expenses are budgeted \$10,229 less than last year's budget (prepared by Wildernest). The budget ran a deficit last year which is not a good idea. It appears the budget will be on the plus side in 2015.

A motion was made to approve the 2015 operations budget with the checks/possible changes noted (if the amount for trash removal is lowered, add the difference to heavy equipment snow removal.)

- C. Whether to continue using Advance Reserve Solutions, Inc. for reserve analysis or to have Mountain Managers transfer information to their MCR format was discussed. It was felt that an extensive analysis (currently done every 2 years) may not be necessary. It was resolved to go with Mountain Managers and use Advance Reserve Solutions periodically as directed by the Board. Mountain Managers was asked to have the MCR done by the next Board meeting.

Concrete work will only be done if needed. The dumpster area currently looks good and there is no need to rip out asphalt to accomplish concrete work. Concrete/asphalt will be moved out of the 2015 MCR schedule – move to 2016 and re-evaluate at that time.

6. **Old Business.**

- A. The cable agreement renewed 10/1/13 for a 5 year term.
- B. Parking and towing were talked about. Lots are being checked several times per week and parking violations have decreased.
- C. Painting and associated repairs to rotten/damaged wood surfaces was discussed. There is some work needed at Phase III, south east end of building 14. Exterior painting is scheduled for next summer and all wood will be checked in conjunction with painting. It was suggested that a synthetic material might be used for posts and privacy walls. Pressure treated wood should be fine and paintable metal caps for posts should solve the deterioration problem. Mountain Managers was asked to obtain estimates and options.

One paint bid has been obtained by Mountain Managers for painting only; no repairs to wood. It is difficult to obtain estimates for repairs since they never know what they will find once they start removing siding but Mountain Managers has been using a local contractor for over 5 years who has always been fair in his pricing.

- D. Heat tape inspections were not done. No contractor could be found that could fit it into already full schedules. All tape is on and is being checked regularly by Mountain Managers. Icicles are being knocked down as needed.

- E. Gutter cleaning was not done. It was not possible to schedule with the company that Hideaway had been using and other contractors declined to take on any more work. Gutter cleaning will be scheduled early for 2015 to ensure it gets done.
- F. The roof report from Sanchez has been received. There was an issue at 271 which we have been assured has been repaired. However, the owner has stated that the pictures provided are not his roof. There have been no further reports of leaks. If leaking begins again, it will be addressed. Once the new roof goes on and heat tape is installed properly, the issue should be solved. Jim with Re/Cor, Inc. has gotten two bids for roofs but is still pursuing additional bids from two contractors who asked for extensions on the bid deadline.
- G. The possibility of making the insurance deductible an owner's responsibility was discussed. More and more HOA's are taking this action. It is not meant to be punitive for owners but simply makes an owner's HO6 insurance policy responsible for the deductible rather than the HOA. This is accepted practice as long as it appears in writing in the governing documents for the HOA. Whether or not this must be in the bylaws or if adding it to the Rules is sufficient will be checked. (Subsequent to the meeting, it was discovered that the Declaration for Hideaway Townhomes will not allow the change. For any insurance claim involving individual units, owners are responsible for paying \$250 and the HOA is responsible for paying the remainder of the insurance deductible. This cannot be changed without an amendment to the Declaration which would require a 67% approval vote by owners.)
- H. All owners need to be invited to the February Board meeting to ratify the budget. Going forward the annual HOA meeting will be in November and budget ratification can be done at that time.

7. **New** Business - None

8. **Schedule the Next Board Meeting.** The next Board meeting will be on Thursday, February 26, 2015, location to be determined. The Board will check with Eagles Nest to see if the Community Center might be a possibility. Wherever the meeting is held, conference call capability needs to be available.

9. **Schedule Next Annual Meeting.** The next HOA meeting will be Saturday, November 14, 2015, 10:00 a.m., location to be determined. Conference call capability needs to be available.

10. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 6:50 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

12/9/14

Ed Mountford, President

Date