

**HIDEAWAY TOWNHOMES
BOARD OF DIRECTORS MEETING
MAY 8, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:09 p.m.
2. **Attendance and Quorum.**
 - A. Board members in attendance were Ed Mountford, Chris Dorton, Jeff Flenniken, and Mark Wilson. A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese.
3. **Owner Forum.** None.
4. **Approval of Minutes from 2/20/14 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Management Turnover - Update.** No problems are anticipated with the transition.

The Hideaway webpage is already set up on the Mountain Managers website. Wilderrest allowed access to their website and all documents posted there have been transferred. For owners who pay dues by automatic withdrawal from a bank account, Wilderrest provided the information and dues will continue to be collected in this manner. Financials are posted through March of 2014. Financials are normally posted between the 20th and the end of the month. The Board is notified when they are available on the website. A welcome letter has been prepared for owners and was reviewed by the Board.

6. **Old / New Business.**
 - A. Asphalt Repairs have been approved with A-Peak. The Board will provide a copy of the contract to Mountain Managers.
 - B. Landscaping – the proposal with CERES Landcare has been approved for mowing (10 mows) and irrigation start up, shut down, and adjustment. A copy of the contract will be provided to Mountain Managers.

The cost for installing a drip system for the berm area by the playground was estimated last year at \$500. Plantings have been deferred pending installation of the drip system. Eagle's Nest has money available for landscaping projects and has Hideaway on the list for \$1,000 provided the HOA matches funds.
 - C. Tree treatments: A verbal estimate was received from Colorado Tree Specialists that is less expensive than Alpine Tree Services. As soon as the written proposal is received, it will be forwarded to the Board.
 - D. Roof Replacement: Mountain Managers should have a bid next week from an independent roofing consultant for roof inspection and will forward it to the Board. The HOA plans to do Phases 1 and 2 first and spread the work over 3 years. The roofing consultant will be asked to look at all roofs and determine which ones need to be done this year. Phase 3 has newer shingles but experienced roof leaks this year. Leaks were generally caused by ice dams and inadequate flashing; it may not be a shingle issue. Spreading roof replacement over several years will hopefully enable the cost to

be covered by reserve funds. The roofing consultant can provide an analysis of roof condition and make recommendations for replacement. He also offers other services such as preparation of specs, inspections during and after replacement, etc. Services are "a la carte" and the HOA can elect services to suit their needs.

- E. Parking signs: It was thought that Wildernest was ordering these but it was not done.

Discussion took place on parking regulations, suggested changes, and required signage. After extended discussion, it was resolved to leave rules as currently written but to begin stricter enforcement. It was noted that many issues may be resolved once short term rentals are terminated. When a violation is reported, letters will be sent to violators and fines assessed as necessary. Vehicles will be towed from fire lanes or from in front of fire hydrants. A Silverthorne towing company will be used if needed. Violating vehicles can be stickered with warning tickets. Signage will be needed for "Guest Parking Only", Fire Lane-Tow Zone" and 3 smaller signs for units 225, 227 and 279 stating "Unit 225 Parking Only" (same sign for 227 and 279). Mountain Managers will obtain bids from sign companies and forward to the Board. The Board would like to see samples of what the signs will look like. Once decisions are made, Mountain Managers will arrange for a contractor to install.

- F. Phase 3 has posts under the roof apex that are not topped and are deteriorating. The horizontal posts are more decorative than functional and can be cut off and the ends painted. The vertical posts that hold up small decks/patios are exposed to the weather and are not topped. These need to be looked at to see if a rubber weather proofing can be applied.

7. **Spring Walk Around** will take place on Tuesday, 5/27/14 at 10:00 a.m. Dale (Mountain Managers Property Management Department) will be there and the Board will see if Bob (current property manager with Wildernest) will be available. He has extensive knowledge of the property and knows where things are located.
8. **Schedule the Next Board Meeting.** Mountain Managers recommends a Board meeting a week or so before the HOA meeting (8/9/14). The Board will meet on Thursday, July 31, 2014, 9:00 a.m. at Mountain Managers. The purpose of the meeting will be to review/finalize the HOA meeting agenda.
9. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 5:45 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

5/15/14

Ed Mountford, President

Date