

**HIDEAWAY TOWNHOMES
BOARD OF DIRECTORS MEETING
JULY 31, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 9:05 a.m.
2. **Attendance and Quorum.**
 - A. Board members in attendance were Ed Mountford, Chris Dorton, John Kortyka, and Jeff Flenniken.
 - B. Owners in attendance were Jerry Dehague (unit 348), Jon Slaybough (unit 330), and Jeff and Erin Koechel (Unit 314).
 - C. Representing Mountain Managers were Phil Wells and Judy Freese.

3. **Owner Forum.**

Unit 348 has had a roof leak issue since last fall. Wilderrest was aware of this and the Board believed it was being taken care of. When Mountain Managers assumed management, they were made aware of the leak and interior drywall damage and have been working to get the work scheduled. Unfortunately, the contractor has not yet provided a date. The unit is on the list to be repaired and will be done before winter. There are several issues that need to be addressed but the contractor has not been responsive regarding a date to do the work. Contractor issues are understood but information/updates should have been provided to the owner.

Unit 330 has noticed paint marks/saw cuts on the blacktop in preparation for asphalt work. He has a depression close to his garage that fills with water/ice and is hazardous. He asked if this could be addressed when the other work is done. The owner will mark off the area and Mountain Managers will speak with the contractor. Work has been delayed due to the concrete work that is to be done in front of the dumpster. Mountain Managers will check on whether or not this has been resolved.

4. **Approval of Minutes from 5/8/14 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Financials.** The financials will be clearer as time goes on but with the transition from an accrual system to cash, it will take some time. Many owners are still paying dues to the prior management's account but this should straighten in the next month or two. The HOA was budgeted to have a negative net of about \$12,430; the net is a positive \$9,723 through June. Using a cash system shows actual "real time" cash/expenses; there's no accruing for money not spent. Electric was over budget and it was pointed out that heat tape ran longer than usual since there was still snow on the roofs in May. All gutters and heat tape will be inspected prior to winter. Dale in Mountain Managers Property Management Department is coordinating with Kevin (All About Gutters) on a date when this will be done. Kevin works with Bluebird Electric for heat tape.

At the end of June the balance in the checking account was \$26,183.46, the money market account balance was \$204,505.22, and the CD balance was \$80,343.52. There are 3 or 4 CD's and the Board asked that each CD be listed with its maturity date on the monthly financials.

6. **Old Business.**

- A. Signs: Sign Safari is short an employee and not all signs are ready. If the towing signs are not ready next week, Mountain Managers will laminate a temporary sign to post so that parking rules can be enforced. JD Towing does not have its own signs.
- B. Dale is setting up a meeting with the irrigation company to review irrigation issues.
- C. Trash: When recycle bins are overflowing, they need to be emptied into the dumpster. This is something that Grady should be doing. Dale is working with Grady on what he is expected to do when he is on the property. It was suggested that since so many people do not use the recycle bins properly, they should be taken out. When regular garbage is put into recycle bins, it can attract bears and other critters.

Reducing the number of trash pick ups for the 8 yard dumpster (often not full) was discussed. The number of pick ups can be lowered for summer use and increased for winter. If additional pick ups are needed, the charge is the same as for a regularly scheduled pick up.

It was noted that there is no bear guard on the smaller Phase III dumpster. Trash is often left outside the dumpster because the lid is difficult to open. Having a sliding door makes disposal of trash easier but you lose some capacity. Mountain Managers will contact Waste Management about switching out the Phase III dumpster for one with a sliding door and possibly larger if it will fit in the enclosure.

A motion was made, seconded, and passed to eliminate all recycle bins. This will be noted at the upcoming HOA meeting. The number of trash pick ups will be left as is for now.

- D. Replacement of the cement at the entry to unit 265 was approved at the spring walk through but no bids have been seen yet. Mountain Managers has not been able to find a contractor to do concrete/cement work but is continuing to work on this and will keep the Board informed.
- E. Covers for the poles at Phase III were discussed. Mountain Managers has asked a contractor to look at the poles but this has not yet occurred. If this does not happen in the near future, another contractor will be called. The rotting horizontal poles can be cut off and the ends painted to match the building. There is extra paint in several locations. It was noted that it might be a good work day project to sort through everything in the storage rooms, organize them so that all similar items (paint) are in one location, and toss out unnecessary items.
- F. Unit 291 has toys outside the unit and a letter will be sent to the owner.

There is one unit with Christmas lights still up – The Board will provide the unit number to Mountain Managers and a letter will be sent.

- G. Roofs: Mountain Managers has left a message with an independent roofing consultant but has not received a call back. Regular repairs were supposed to be done by Sanchez. There are 7 units that are leaking that need to be first on the list and then the other items on his inspection report will be dealt with. If Sanchez is unable to

schedule soon, Turner Morris will be contacted to at least do the repairs for the units that have active leaks.

7. **New Business.**

- A. Appointment of new Board member: A motion was made, seconded, and passed to appoint Rocky Paden to fill the remainder of David Mead's term (expires this year). John noted that his term will also be expiring and he stated he would stand for re-election if he was needed. Linda will not be running for re-election.
- B. The HOA meeting agenda was reviewed. Under Old Business, Dog Issues and Recycle Bins will be added. If questions arise regarding the revised Rules and Regulations, these will be answered by Chris. General questions will be addressed. If an owner has specific issues, these will need to be put in writing for Board consideration.

Unit 344 has been taking up the majority of parking spaces in Phase III. They have also been parking vehicles in front of fire hydrants. With or without towing signs in place, vehicles parked in front of a fire hydrant can be towed. It was noted that they also have 3 dogs that are permitted to run loose. In addition, all the lower branches of a large fir tree were cut by the owner to "improve view". A letter is to be sent to the unit owner notifying them they do not have the right to alter landscaping or to trim trees. These are common elements and it is not up to owners to decide what needs to be done. The owner will also be told that dogs must be leashed and picked up after on a regular basis. The owner will also be reminded that guests parking for more than 72 hours require a pass.

- C. The current enforcement/fine policy was prepared by an attorney and it is lengthy and complicated. Mountain Managers has an attorney working on revisions to another HOA's enforcement/fine policy that will hopefully be simple, easy to understand and follow and still be CCIOA compliant. Once this is received, similar changes can be made to Hideaway's documents. Fines should be raised so they will act as a deterrent to violators. The current Rules allow for fines of \$25, \$50, and \$100. The suggested fine schedule is \$100, \$200, \$300, and \$500.
- D. Violation stickers: Mountain Managers has stickers that can be placed on illegally parked vehicles. The first is an easy to remove warning sticker. The second is a hard to remove "intent to tow" sticker. The first sticker can be issued by the Board. If a vehicle is not moved, Mountain Managers should be called to issue the second sticker. Follow up will be done the next day to ensure the vehicle was moved. If not moved, it can be towed. No one is in favor of towing but if one or two vehicles are towed, word will spread that the rules are actually being enforced.
- E. Board meeting times will be adjusted to accommodate working Board members. 4:30 is a little too early and future meetings will be held at 5:00 p.m.
- G. Daily/Weekly duties for the property manager were reviewed and a few changes were made. The revised list will be sent to the Board with the minutes.

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Questions were asked on security checks and whether or not toilets are flushed. They are but not in units where the water has been turned off. The inspectors do not turn water back on, flush toilets, and then turn the water back off. Most toilets do not totally dry up when water is turned off.

H. There are about a dozen downspouts with heat tape in Phase III that need to be replaced. These will be identified during the fall walk through.

8. **Schedule the Next Board Meeting.** The next Board meeting will be on Thursday, November 13, 2014, 5:00 p.m. at Mountain Managers. There will be a fall walk through on 9/3.

9. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 10:59 a.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

8/11/14

Ed Mountford, President

Date