

**HIDEAWAY TOWNHOMES
HOMEOWNERS ASSOCIATION SPECIAL BUDGET MEETING
APRIL 2, 2015**

MINUTES

1. **Call to Order.** The meeting was called to order at 5:15 p.m.
2. **Attendance and Quorum.** 20 owners representing 16 units were in attendance either in person or via conference call. In addition, 30 valid proxies were received. A quorum was established. This was a great turnout and owners were thanked for participating.

Representing Mountain Managers were Phil Wells and Judy Freese.

President Ed Mountford noted that the only topics to be discussed at this meeting were ratification of the revised budget and the roof.

3. **Discussion.**

The revised 2015 operational budget was reviewed. Dues income reflected the previously approved \$50 per month dues increase effective 7/1/15. It was explained that there was a new expense line item ("mortgage") added to the budget to reflect repayment of the bank loan for the roofs. The \$50 per month in additional dues will not be enough to make the loan payments but the difference will be made up by reducing the reserve contribution.

The MCR (Reserve Study) was also reviewed. The MCR includes the previously approved \$2,500 assessment due 7/1/15. \$275,000 of the reserve funds will be used for the roofs. This will bring the reserve balance to a relatively low level but with continued contributions, it will come back up fairly quickly provided there are no unanticipated expenses. It will not be possible to totally suspend MCR contributions in order to repay the loan since there are other capital projects besides roofs that must be funded.

The Board put a lot of time and effort into researching the best possible way to replace all roofs with a quality product and still keep dues relatively low and the assessment in the range that most owners can manage.

There was considerable discussion regarding the roofs and owners asked quite a few questions about The Roofing Company, what will be included (heat tape, gutters, vents, etc.) the time frame for completion, etc. The Board is very confident with The Roofing Company's credentials and references. The Board is in the process of hiring a qualified construction manager to oversee the project.

There were questions asked on the possibility of doing a higher assessment and dues increase in order to pay off the loan in less time. The Board had debated this issue and resolved to keep dues at a lower rate to remain competitive in the marketplace. The \$2,500 assessment is the maximum that some owners can afford to pay in one lump sum. Owners are reminded that the HOA cannot act as a "lending institution" for the assessment. It needs to be paid in full by 7/1/15 in order to have the funds available for the roofing project.

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Questions were asked about the reserve study. The study was originally completed by an outside company prior to Mountain Managers assuming management of the HOA. The numbers provided were transferred to Mountain Managers' format. The study is reviewed and updated every year. As more exact figures are obtained, the study will become more accurate. Some items have already been adjusted. For example, the asphalt should have quite a bit of life left and has been moved out on the study.

The Board was thanked for the time and effort put into this project – A job well done!

After additional discussion, a motion was made, seconded, and carried unanimously to ratify the 2015 revised operational budget as proposed including the one time \$2,500 assessment.

On an unrelated topic, Ed announced that John Sellers has volunteered to carry on with coordination of the work days/landscaping projects. He could certainly use an assistant (or 2). Any owner interested in helping out should contact Ed.

Chris has been a long time Board member with a tremendous amount of expertise. He will be trying to sell his unit beginning 8/1 and will not be running for re-election to the Board. Owners were asked to start thinking about whether or not they would be willing to serve on the Board.

4. **Adjournment.** A motion was made and seconded to adjourn the meeting at 6:55 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

4/7/15

Chris Dorton, Vice President

Date