

Draft pending approval at 2013 Annual owner meeting

**Lodge at Riverbend Homeowners Association  
2012 Annual Meeting of the Owners**

Minutes of the annual owners meeting of the Lodge at Riverbend Homeowners Association (LRB), held Saturday, July 21, 2012, at 9:00 a.m.

**ATTENDANCE**

Betty Boehnke (207)- President  
Jim Polsfut (102) - Secretary  
Jeff Ogren (104) – Vice president  
Burrell Living Trust(105)  
Geri Walsh (106)  
Doug Knisley(106)  
Joy Warnick (107) – Treasurer  
Daniel Turbert(206)  
Walt Boehnke (207)  
Patricia VanDevander (208)  
John Fitzpatrick (209)  
Jill Meola(tenant in 202)

Owners represented by proxy:

Roger Beaty(101)-proxy to president  
Kris Kaltenbacher(103)-proxy to president  
Dennis Longhofer(108)-proxy to president  
Patrick Ward(201)-proxy to Joy Warnick  
Ron Riske(205)-proxy to president

Representing Wildernest Property Management (WPM):

Bob Towne – Senior Property Manager  
Sean Creasman-Property Manager  
Don Wagner – Community Association Manager

**CALL TO ORDER AND QUORUM**

Betty Boehnke called the meeting to order at 9:02 a.m. A quorum was established. Notice of the meeting was e-mailed to the owners on June 1, 2012. There were introductions of all present.

**APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE BY WALTER BOEHNKE, DULY SECONDED BY JOY WARNICK AND PASSED UNANIMOUSLY, THE MINUTES OF THE JULY 16, 2011, ANNUAL MEETING WERE APPROVED AS WRITTEN.**

**REPORTS OF OFFICERS**

Board president Betty Boehnke reported the following:

- Reserve projects this year included the hot tub room floor and paint touch-up.

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- The elevator service contract was transferred to Otis for significant savings with the Wildernest bulk contract.
- A reserve study has been contracted to be done by Murray Bain. Bob and Betty are meeting with him next week to review the property for long term replacement project planning. This will also provide the basis for future reserve funding.
- The garage will be power washed in the fall because of Frisco water conservation measures. Cigarette butts are the other issue on the property.
- Owners are reminded to clean up after their pets.
- Hallway carpets are cleaned twice per year with the hope of getting a couple more years life out of them.
- Betty met with Wildernest management to discuss lowering the management fee increase from 3% to 1.5%. This was agreed to.
- Thanks are due to Joy, Jeff and John for their work on the property flower beds.
- A fire extinguisher, taken from the garage, has been replaced.
- Watch out for neighborhood kids riding bicycles in the garage!
- The Creek master association annual meeting is scheduled for August 31<sup>st</sup>. All owners are encouraged to attend or designate their proxy to a Lodge owner attending the meeting.
- There are phone books in the hot tub room. Grab one soon as they will be removed.

There was discussion on The Creek and the need for greater representation of the Lodge with the master association. Snow plowing is the big cost for The Creek. Can Frisco be petitioned to take over road maintenance? It was believed there is a road width issue.

There were no other officer reports.

### **REPORTS OF MANAGEMENT**

Onsite property manager Bob Towne reported:

- No major issues this past year.
- A hot tub leak did minor damage to the unit below; the floor has been resealed around the hot tub.
- The fire alarm system has been inspected but there is no report yet. With the fire suppression system there are some sprinkler head concerns.
- Glycol addition is recommended to the boiler system to protect it. Two bids are being requested/evaluated for the best cost for this project being done in September.
- Touch-up painting on the exterior paint especially on the south side. The main body of the building has a 10-12 year life before it will need to be recoated.
- Sprinklers are turned on with a drip tube for trees.
- A few trees are marked for removal on the property backside.
- A boiler pump was replaced; this is the first boiler repair; the pump was left as a back-up.

Wildernest saves the HOA through insurance, trash, elevator service and security/fire monitoring contract.

## **FINANCIALS**

Community manager, Don Wagner, reviewed the HOA financials. The balance sheet as of May 31, 2012 listed an operating account balance of \$8,834.93, and reserve account balance of \$64,836.04, a significant increase from the same time one year ago. Total equity is \$75,119.10. The income statement year to date shows a net operating profit of \$4,409.69 versus a budgeted profit of \$544.00, primarily due to savings with additional hours, and elevator costs.

Also enclosed in the meeting packet is the Board approved 2012-2013 budget, projecting a \$1,667.00 operating profit for the upcoming fiscal year. There is no dues increase proposed. The budget was briefly discussed.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, THE OWNERS RATIFIED THE 2012-2013 BUDGET AS PRESENTED, INCLUDING VOTES BY PROXY.**

## **ELECTION OF EXECUTIVE BOARD MEMBERS**

The Board members present at this meeting by consensus appointed Patricia VanDevander to the position vacated by Joy Warnick.

There are two openings on the Board this year for 3 year terms. Betty Boehnke indicated she would like to remain on the Board, and 1 owner, Doug Knisley(106) was nominated for the Board election.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, THE OWNERS APPROVED WAIVING A SECRET BALLOT.**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, THE OWNERS APPROVED ELECTING BETTY BOEHNKE AND DOUG KNISLEY TO THE BOARD FOR 3 YEAR TERMS.**

## **2013 ANNUAL MEETING**

After a short discussion it was agreed the 2013 Annual meeting will be July 27, 2013 at 9:00 a.m., with a work day afterwards.

## **OLD BUSINESS**

Deck railings are owner responsibility. If not repainted by owners the HOA will do the work and bill the owner.

## **NEW BUSINESS**

Management contract – Is to be renewed for one more year.

Main Street building of concern – Jim Polsfut inquired about the 481 Main street building project. It is to be converted into 12 units, 2-owner and 10-rental, with a maximum height of 35 feet. The planning board is requiring trees on the backside of the building to visually screen from the Lodge. This should result in a significant improvement in the appearance from the Lodge looking towards the building compared to the present view.

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WiFi – Geri Walsh reported on the possibility of a group rate for this service. There was interest by 5 owners. Details will be looked into.

Owner information – Owners need to update changes to their official information on the website wildernesthoa.com.

The Creek – Joy Warnick volunteered to be the official representative after the upcoming August meeting. All owners are encouraged to attend or assign a proxy to someone attending from The Lodge.

Hot tub room fan – Sandy Burrell requested the Board consider a fan over the hot tub.

**ADJOURNMENT**

The meeting adjourned at approximately 10:30 a.m.

I hereby attest these minutes are a true and accurate account of the meeting thus held on July 21, 2012.

Signed: \_\_\_\_\_ As: \_\_\_\_\_

Dated: \_\_\_\_\_

**POST-ANNUAL ORGANIZATIONAL MEETING**

The Board met briefly to determine officers for the Board. By consensus it was agreed the officers for the 4 person Board were decided to be:

President	Betty Boehnke
Vice-president	Jeff Ogren
Secretary/treasurer	Doug Knisley
At large	Patricia VanDevander

The meeting adjourned ay approximately 10:45 a.m.