

Draft pending approval at 2014 Annual owner meeting

Lodge at Riverbend Homeowners Association 2013 Annual Meeting of the Owners

Minutes of the annual owners meeting of the Lodge at Riverbend Homeowners Association (LRB), held Saturday, July 27, 2013, at 9:00 a.m.

ATTENDANCE

Betty Boehnke (President) & Walt (207)
Jeff Ogren (104) – Vice president
Brian & Sandy Burrell (105)
Geri Walsh (106)
Dan Warnick (107)
Dan Turbert (206)
Penny & Dennis Longhofer (108)
Jim Polsfut (102)

Owners represented by proxy:

Ronald Riske (205) – proxy to president
Patricia VanDevander (208) - proxy to president
Carol Hoppe – 203) proxy to president
William Andrea – (209) proxy to Daniel Turbert

Representing Wilderwest Property Management (WPM):

Jon Obel – Area Community Association Manager
Pat Miller – Community Association Manager
Don Wagner – Community Association Manager

CALL TO ORDER AND QUORUM

Betty Boehnke called the meeting to order at 9:00 AM. A quorum was established. Notice of the meeting was e-mailed to the owners on June 21, 2013. There were introductions of all present.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE JULY 21, 2012, ANNUAL MEETING WERE APPROVED AS AMENDED.

REPORTS OF OFFICERS

Board president reported the following:

- Newsletters are sent out to keep owners informed.
- We now have a standalone policy with Farmers. There was a big rate increase.
- Kaupas came to fix the hot tub. They were not authorized by the Board. Property Management tried to stop the work from being done but the work was already finished. We were able to reduce the labor hours to one from the original charge of four. We now use The Hot Tub Company.
- The smaller soaker hoses are working much better than the oscillator.

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- Some dead shrubs have been pulled out and removed.
- A post that holds an electrical box is broken and XCEL has been called.

There were no other officer reports.

REPORTS OF MANAGEMENT

A property Management Report was included in the packet. It stated:

- The hot tub has had a jet pump as well as a recirculation pump replaced and is in working order. The chemicals have been adjusted every other day.
- Light checks have been performed once a week and there are only a few bulbs out in the garage.
- I am waiting on bids for sheetrock repair as well as adding gutters to avoid ice buildup in the parking lot and in front of the garbage dumpster door. As soon as I have them I will forward them to the Board.
- The mitts have been replaced on an as needed basis and have been checked every time that the tub is serviced.
- The landscaping is maintained on an as needed basis. I have a timer set up with a soaker hose for each flower bed in the parking lot.
- The clubhouse and bathroom as well as the hot tub area have been cleaned once a week.
- The parking garage has been swept and pressure washed.
- The elevator went down two days in a row and it was discovered that a dirty sensor was causing the problem. The sensor has been repaired and the elevator is in working order.
- The toilet in the club house has been rebuilt so it flushes with no problem. The first parts that were installed failed and I replaced them at no charge.
- All supplies for the upcoming work day have been moved to the boiler room and are ready to be used. I have been working with Betty on what is needed and will be meeting with Walt to finish gathering the supplies.
- Boiler checks have been performed during every trash walk.

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

FINANCIALS

Community Manager reviewed the HOA financials. The Balance Sheet as of June 30, 2013 listed Total Assets of \$101,847.92 and Total Liabilities of \$4,439.43. Total Member Equity is \$97,408.49. The Income Statement Year-to-Date shows a net operating profit of \$7,813.09 versus a budgeted loss \$369.

Also enclosed in the meeting packet is the Board approved 2012-2013 budget. There is no dues increase proposed. The budget was briefly discussed. Two meetings were held to formulate the budget. The Property Management fee will be increased 1 ½ % for the first 6 months of the contract but may be increased after that time. A 10% increase in the contribution to the reserve fund was built into the budget. There are two line items that have never been used. They are legal and contingency.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, THE OWNERS RATIFIED THE 2013-2014 BUDGET WITH A ONE AND A HALF PERCENT INCREASE IN MANAGEMENT FEE FOR THE FIRST SIX MONTHS OF THE CALENDAR YEAR.

ELECTION OF EXECUTIVE BOARD MEMBERS

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Betty announced that Jill Meola, #202, has been appointed by the Board to fulfill Doug Knisley's position on the Board.

There is one opening on the Board this year for a 3 year term. New owner Will Andrea is interested in being on the Board.

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 WILL ANDREA TO THE BOARD FOR 3 YEAR TERMS.

OLD BUSINESS

Property Management will request quotes from Comcast and Dish. The contract expires in March. Resort Internet is not an option because the HOA is too small.

NEW BUSINESS

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

The Creek – Joy Warnick volunteered to continue being the official Board representative to The Creek. Owners should receive notice of the upcoming meeting soon. All owners are encouraged to attend or assign a proxy to someone attending from The Lodge.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, JOY WARNICK WAS MADE THE OFFICIAL REPRESENTATIVE TO THE CREEK MASTER ASSOCIATION.

Jeff will supervise the cleaning of the carpet on August 1st.

Owners witnessed XCEL stuffing the branches they trimmed off under other trees. Property Management will contact the contractor that XCEL uses to trim the trees.

It was discussed putting up a sheet which would allow owners to write on when they notice something that Property Management needs to take care of. Betty will contact Cam to get his input.

An email will be sent out to remind owners that bikes cannot stick out from the racks into the parking space of #103.

An owner asked if there was a garden budget line item. There is money set aside for the garden.

Owners expressed concern that the common carpets were not being vacuumed weekly. Property Management will check on the vacuuming schedule.

After a short break owners met near the boiler room for work assignments and to pick up supplies. A pot luck was served in 204 at 12:30 PM. Owners could continue working after lunch if they chose..

ADJOURNMENT

The meeting adjourned at approximately 10:12 AM.

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I hereby attest these minutes are a true and accurate account of the meeting thus held on July 27, 2013.

Signed: _____ As: _____

Dated: _____