

**OSPREY RESERVE
ANNUAL MEETING
July 6, 2013**

I. CALL TO ORDER

The meeting was called to order at 9:03 am in the Raven Golf Course Clubhouse. Peter introduced Caleb Kehrwald, the General Manager of the Raven Golf Club. Caleb reminded owners that there was a social event at the Raven Golf Club most Friday's and that his goal is to increase membership at the club. The Raven website is kept updated with events. Larry Astor thanked The Raven for supplying the facilities and food for this annual meeting.

II. PROOF OF NOTIFICATION / PROXY COUNT

Deb Borel of Summit Resort Group verified Meeting Registration and counted proxies. Eight units were represented in person with four proxy votes assigned. Twelve of 18 units were represented constituting a quorum.

III. INTRODUCTIONS

INTRODUCTIONS

IN PERSON:

2914 - Dennis Wellen
2916 – Lynn and Walt Jones
2918 – Larry “Bear” Astor
2908 – Barbara Stiltner and Bruce Frye
2922 – John and Joanne Nadalin
2926 – Scott and Michaela Gilchrist
2934 – Phil Bartling
2932 – Ben Coopersmith

REPRESENTED

BY PROXY:

2910 - Ray & Pat Luzier
2924 – Debra Nelson
2934 – Philip Bartling
2936 – Craig & Debby Sherrill

Peter Schutz and Deb Borel were present representing Summit Resort Group Management.

IV. APPROVE MINUTES OF 2012 ANNUAL MEETING

The Annual Meeting Minutes dated June 30, 2012 were reviewed. Walt moved to approve as presented; Denny seconded and the motion carried.

V. OPENING REMARKS

President Larry Astor thanked SRG for the efforts in keeping the complex looking great.

He thanked everyone for attending. He explained that the board's goal is to keep the complex looking nice and a safe place to live. If owners have concerns, they are encouraged to call SRG and the concerns will be passed along to the board. The board meets quarterly and owners are welcome to attend.

VI. FINANCIALS

Peter gave the following financial report:

May 31, 2013 close financials Balance Sheet reports \$3,785.59 in the Alpine Operating Account and \$15,703.63 in the Alpine Reserve, and \$5,020.44 in the Alpine Working Capital Reserve Account. All 2013 contributions to the reserve account have been made.

The final payment of the \$400 approved special assessment will be billed and due October 2013.

The board watches the association finances closely, and is aware of all of the expenditures that occur.

The owners reviewed the 2013 Reserve Plan. Larry Astor explained the spreadsheet and the need for maintenance like painting, roof replacement, etc. Peter Schutz explained that there are companies that can be hired to perform a professional reserve study, but this association may not be interested in spending the money at this time.

Concrete patches will be completed this summer.

VII. MANAGING AGENTS REPORT

Completed Items

- Roof inspection and maintenance
- Landscape improvements to the island
- Irrigation clock replacement – Scott Gilchrist has noticed that the irrigation system seems to be running most of the time. SRG will look into decreasing the irrigation as much as possible. A rain sensor on the irrigation clock should be investigated as well. Board will look into getting rain sensors.
- Spruce tree deep root feeding
- Vole/Chipmunk remediation is ongoing

Major Projects Schedule

- 2013
 - Irrigation clock replacement - complete
 - Landscape improvements in the island - complete
- 2014
 - Exterior building staining of units 2926/2928, 2930/2932, and 2934/2936
- 2015
 - Exterior building staining of units 2914/2916, 2918/2920, and 2922/2924
- 2016

- Exterior building staining of units 2902/2904, 2906/2908, and 2910/2912

Window washing – please call “Consider it Done” at 970-420- 9867. Cost is \$90 per unit for all exterior windows. Owners who have used Consider it Done are very pleased with the work that this company does.

In unit smoke detector battery change – planned for Fall 2013. Service provided by Association. Please contact SRG to request work.

In unit boiler Glycol checks – planned for Fall 2013. Service provided by Association. Please contact SRG to request work.

Member Education

Peter reported on the following Colorado Legislature updates:

- *HB 12- 1237* - Deemed the "records bill", HB 1237 is recently adopted legislature which speaks to association record keeping and opens up board member communication to be reviewed by all owners. HB 1237 went into effect Jan 1, 2013.
- *HB 13-1277*- Beginning on July 1, 2014, community association managers, management company CEOs and executives of management companies who directly supervise managers will be required to be licensed in Colorado.
- *HB 13-1276* - Expected to pass and become effective 2014, HB 13-1276 will decrease HOA's ability to collect from delinquent owners.
- Eagles Nest Property Homeowners Association consists of:
 - 1000 acres
 - 12 sub-associations (Osprey Reserve is one of the 12 sub-associations)
 - 783 members
 - Website:
 - http://enpha.org/Eagles_Nest/Welcome.html
 - Meetings:
 - Board meets monthly, typically 2nd Thursday of each month, 4:00 pm, at Community Center 2700 Community Center Road.
 - The annual owner meeting is typically in March.
 - The owner workday is typically in June.

Eagles Nest Metro District

The Eagles Nest Metropolitan District (ENMD), a special taxing district, is a quasi-municipal corporation governed by the Colorado Special District Act. The ENMD issued bonds relating to the development of infrastructure of Filing No.1 of the Eagles Nest Development. Thus, the owners of properties located in the ENMD have been assessed an additional mill levy (resulting in higher property taxes) for the purpose of paying down the principal and interest on outstanding bonds. The additional mill levy was as high as 39 in year 2000 and is currently 15.03.

Formed in 1981, the ENMD issued three bond issues for the installation of road, water, sewer, and drainage infrastructure in Filing No. 1 of the Eagles Nest Development, all of which have been transferred to the Town of Silverthorne. The ENMD owns no real property.

Eagles Nest Master Association

- ❑ Osprey Reserve does not agree with some of the rules that are included in the Eagles Nest governing documents.
- ❑ Eagles Nest awards Grants to sub-associations upon request. Osprey Reserve will apply for a grant next year. Owners will contact SRG for suggestions on how to use grant money. Owner suggested applying for a grant and giving it to the Raven do needed maintenance to the arch at the entrance.
- ❑ Larry Astor mentioned his interaction with the Master Association regarding trash containers. Osprey has not changed the way the trash containers are stored. Peter Schutz advised it may be possible to drop out of the Master Association, but not the Metro District.

VIII. OLD BUSINESS

- A. Qualifications for Refinance – Lending requirements have gotten tighter.

IX. NEW BUSINESS

- A. Ben Coopersmith stated that the reserve study shows landscaping work to be completed this summer behind units 2922-2932. When work is being planned, SRG will keep Ben Coopersmith and Scott Gilchrist informed of the discussions as well as welcome ideas from them.
- B. Comcast – Owners are recommended to ask for “Escalations” when they call Comcast to talk to someone about their service. There are currently no other options for Cable and Internet at Osprey Reserve. Direct TV and Dish could provide television service only. Century Link does not offer Internet service in Osprey Reserve.
- C. SRG will post notice before spraying weeds, trees or baiting voles. Owners will be notified for all chemical applications from this day forward. Owners will be given the opportunity to opt out of spraying or vole baiting.
- D. Colorado Fires – There are a lot of trees, and the area does not have a lot of defense when it comes to fires. If there is anything that the HOA can do, they will, but there are currently no options.
- E. Insurance – SRG will determine what the replacement coverage is with American Family Insurance. SRG will get clarification on exactly what is covered and what insurance the owner is recommended to carry. This information will be placed on the website.
- F. Denny has all operation manuals for appliances in units if owners would like a copy.
- G. Painting of front doors – SRG will determine what doors need to be stained this summer. Some are delaminating.

VIII. ELECTION OF DIRECTORS

Donna Ozark’s board position was up for renewal. Bear Astor moved to nominate Donna Ozark. Denny Wellen seconded. Machaela Gilchrist nominated Joanne Nadalin. Ben Coopersmith seconded. Ballots were passed out and counted. Eight voted for Joanne Nadalin and 4 for Donna Ozark. Joanne Nadalin will be the new board member.

IX. NEXT MEETING DATE

The next annual meeting date will be on July 5, 2014 at 9:00 am at the Raven Golf Course Clubhouse.

X. ADJOURNMENT

With no further business to discuss, a motion to adjourn was made by Larry Astor at 10:15 am. The motion was seconded by Ben Coopersmith and with all in favor, the meeting adjourned.

Minutes Approved By _____ Date _____