

**OSPREY RESERVE  
ANNUAL MEETING  
July 3, 2015**

**I. CALL TO ORDER**

The meeting was called to order at 9:08 am in the Raven Golf Course Clubhouse.

**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 six proxy votes assigned. Fourteen of 18 units were represented constituting a quorum.

**III. INTRODUCTIONS**

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**IN PERSON:**

2924 – Debbie Nelson  
2922 – JoAnne Nadalin  
2918 – Larry “Bear” Astor  
2908 – Barbara Stiltner  
2912 – Gary Beisler  
2916 – Sue and Keith Reichelderfer  
2930 – Ed and Donna Ozark  
2936 – Craig Sherrill

**REPRESENTED**

**BY PROXY:**

2910 – Ray & Pat Luzier  
2914 – Dennis Wellen  
2920 – David and Cynthia Batka  
2926 – Terry and Michelle Oachs  
2906 – Richard & Carol Neslund  
2934 – Philip Bartling/Clara Spatafore

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

**IV. APPROVE MINUTES OF 2014 ANNUAL MEETING**

The Annual Meeting Minutes dated July 5, 2014 were reviewed. Ed Ozark moved to approve the minutes as presented. Barbara Stiltner seconded and the motion carried.

**V. OPENING REMARKS**

President Larry “Bear” Astor thanked SRG and Board members JoAnne Nadalin and Denny Wellen for their efforts in helping to get through a big snow winter and then the cleanup needed in order to get the complex looking good again. He thanked everyone for attending. Last year, the Master Association awarded Osprey Reserve a grant for improvements to the property, and the Association is working towards obtaining another one this year. Boiler inspections will take place in the fall.

Verizon has requested the placement of a cell tower at the community center. He has advised the Master Association that the Osprey owners are strongly against

this location. After the final proposal from Verizon has been submitted, Owners will be notified and given an opportunity to comment.

## **VI. FINANCIALS**

Peter Schutz gave the following financial report:

Peter reported that as of December 2014 close, the Balance Sheet reports \$1,276 in the Alpine Operating Account and \$14,030 in the Alpine Reserve, and \$3,320 in the Alpine Working Capital Reserve Account. The Profit and Loss vs budget reports a year-end 2014 expense overage of \$4,059.

As of May 31, 2015 close, the Balance Sheet reports \$6,240 in the Alpine Operating Account, \$18,915 in the Alpine Reserve Account and \$3,323 in the Alpine Working Capital Reserve Account. The Profit and Loss vs budget reports actual expenditures of \$24,430 vs budgeted expenditures of \$25,000.

JoAnne Nadalin reported that due to vole activity, landscaping costs would be high this summer. She added that the contributions to Reserve fund are current, except for \$2,000 outstanding from 2010. By the end of this year, all contributions should be current.

## **VII. MANAGING AGENTS REPORT**

Peter complimented SRG owner, Kevin Lovett, on his work with this association. Peter reported on the following:

### Completed Items

- ☐ Tree and weed spraying complete
- ☐ Exterior building staining on three buildings complete in 2014 (2926 / 2928, 2930 / 2932, 2934 / 2936)
- ☐ Hillside landscape improvement project is complete
- ☐ In unit smoke detector change out project is complete
- ☐ Vole/Chipmunk remediation is ongoing

### Major Projects Schedule

- ☐ 2015 Major projects include:
  - Exterior building staining of the following buildings:
    - 2910 / 2912
    - 2914 / 2916
    - 2918 / 2920
    - 2922 / 2924
  - Exterior building stone repair
- ☐ 2016 Major Projects include:
  - Exterior building staining of the following buildings:
    - 2902 / 2904
    - 2906 / 2908

Window washing – please call “Consider it Done” at 970-420-9867. Cost is \$90 per unit for all exterior windows. If owners would like the interior done as well,

the cost is \$185 for both interior and exterior. Owners who have used Consider it Done are very pleased with the work that this company does.

#### Member Education

Peter discussed the new legislation that went into effect July 1, 2015 regarding Community Association Manager Licensure. Kevin Lovett and Deb Borel have passed their test and will become licensed. JoAnne added that SRG cared about Osprey Reserve and thanked them for great service.

### **VIII. OLD BUSINESS**

There was no Old Business to discuss.

### **IX. NEW BUSINESS**

- A. Owners are asked to speak to Reese from The Raven regarding the condition of the entrance (structure) to the community. A group of members of the golf club has formed and meets with Reese regularly regarding this.
- B. Eagles Nest Board of Directors meeting dates are posted on their website. Osprey Reserve Board meeting dates are posted on their website at [www.srghoa.com](http://www.srghoa.com). Owners are invited to attend all Board meetings.
- C. This week weed sprayers hired by the Master Association will be spraying the noxious weeds in the area.
- D. Roof – Gary Beisler suggested that the Association begin funding a roof replacement now, and not wait until the roofs need replacing. Ed Ozark suggested getting a cost estimate and send to owners for comment. Included in the informational letter to owners will be the following:
  - i. Cost estimate for roof replacement.
  - ii. Estimated timing of roof replacement.
  - iii. What level of funding would the owners like to see when the time comes for roof replacement.
  - iv. Would Owners like to see a special assessment for this or a dues increase?
- E. Comcast – Owners expressed dissatisfaction with the costs. SRG will contact Comcast for bulk cable and Internet rates.
- F. Watering by unit 2908 will be reduced.
- G. Greenscapes will be asked to remove weeds and trim some of the bushes.
- H. Cement around the complex needing repair will be evaluated. Caulking between asphalt and cement will be done where it is needed.
- I. Alpine Tree Services will be asked to trim the trees.

### **X. ELECTION OF DIRECTORS**

Bear Astor's Board position was up for renewal. Bear is willing to serve another term. Donna Ozark moved to nominate Bear Astor. Gary Beisler seconded. There were no other nominations. All in attendance were in favor of Bear Astor serving another term.

### **XI. NEXT MEETING DATE**

The next annual meeting will be held on Saturday, July 2, 2016. The meeting will be held at 9:00 am at the Raven Golf Course Clubhouse. Gary suggested that there should be an owner picnic after the annual meeting in the future.

**X. ADJOURNMENT**

With no further business to discuss, a motion to adjourn was made by Bear Astor at 10:08 am. The motion was seconded by JoAnne and with all in favor, the meeting adjourned.

Minutes Approved By \_\_\_\_\_ Date\_\_\_\_\_