

**DRAKE LANDING CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
November 14, 2009**

The Drake Landing Condominium Association met on Saturday, November 14, 2009, at the Wilderndest Conference Center. The meeting was called to order at 10:04 A.M. The owners present or represented by proxy are listed below and constitute the required quorum. Karen Harsch, HOA Liaison Director, Roxy Hall-HOA Liaison, Daniel Vicek-Director of Off-Mountain Property Management and Geovanni Hercules-Property Manager, represented Wilderndest Property Management (WPM).

**ROLL CALL AND CERTIFICATION OF PROXIES**

<b>Owner</b>	<b>Unit #</b>	<b>Com/Res</b>	<b>Present</b>	<b>Proxy To</b>
Drake Landing, LLC	A-1	C	X	
Drake Landing, LLC	A-5	C	X	
Drake Landing, LLC	A-7	C	X	
Drake Landing, LLC	A-11	C	X	
Drake Landing, LLC	E-1	C	X	
Drake Landing, LLC	E-3	C	X	
Drake Landing, LLC	E-5	C	X	
Drake Landing, LLC	E-7	C	X	
Drake Landing, LLC	E-9	C	X	
CCD Realty	E-15	C	X	
Drake Landing, LLC	A-3	R	X	
Suzanne Brown	A-4	R		Bren Davis
David/Vanessa Lord	A-8	R	X	
Irwin/Barb Strauss	A-12	R		Tom Silengo
Bren Davis	B-1	R	X	
Harold Mango Trust	B-2	R		Bren Davis
Drake Landing, LLC	B-3	R	X	
David/Lynette Collins	B-4	R	X	
Mike & Mary Miller	B-5	R	X	
Drake Landing, LLC	B-7	R	X	
Bruce/Connie Anderson	B-8	R	X	
Karen Fitzpatrick	B-9	R	X	
Karen Rarden	B-10	R		Bruce Anderson
Lawrence Moore	B-11	R		Tom Silengo
Thomas/Linda Stanar	B-14	R		Bren Davis
Drake Landing, LLC	B-17	R	X	
William/Bea Crimmel	C-8	R		Bren Davis
Gerry Hibbard/P. Jupka	C-9	R	X	
Alina Stasiowski	D-14	R		Tom Silengo

**APPROVAL OF MINUTES**

**RESOLUTION:** Upon motion made and duly seconded and passed unanimously, the minutes from the October 25, 2008, annual meeting, were approved as amended.

## **PRESIDENT'S REPORT**

President Hibbard began his report by thanking everyone present for coming and by acknowledging the hard work of the Board over the last year. Mr. Hibbard thanked and recognized WPM for greatly improving the service and performance in 2009. This year the financial picture for Drake Landing has improved. After careful examination and discussion of the 2010 budget there will be no increased dues and no special assessments. However, the 2010 budget will not affect the premier quality of the community. Mr. Hibbard noted that the entire complex was painted at a largely reduced price this year due to the fiscal climate. The Drake Landing Board has made a commitment to be fiscally conservative during the difficult financial times our country and community are experiencing. Mr. Hibbard noted that in the future to maintain this fiscal commitment, it might become necessary to evaluate the 'need to cost ratio' of some amenities at Drake Landing.

## **MANAGEMENT REPORT**

Ms. Harsch introduced the representatives from Wildernest Property Management and expressed her appreciation to the Association for their business. The membership was asked to use the website, [www.wildernesthoa.com](http://www.wildernesthoa.com) as this is the main avenue of communication used by WPM. The members were asked to review the owner's list in their packets and give any updates to Ms. Hall.

## **FINANCIAL REPORT**

### **Balance Sheet –**

The October 31, 2009 financial sheet reflected an Operating Balance of \$15,958.04 while the Reserve Account balance was \$11,365.49.

Mr. Snyder's negotiation efforts have saved the Association 25% for their 2010 natural gas budget.

**RESOLUTION: Upon motion made and duly seconded, it was resolved to approve the 2010 budget as presented.**

## **OTHER BUSINESS/ONSITE ISSUES**

- This year's painting project has been completed and paid in full.
- Window washing was completed this year.
- Discussion ensued regarding establishing a community workday.
- A homeowner requested the BOD consider revising the "real estate sale signs" location. The BOD will review this request at the January 2010 meeting.
- Mr. Silengo updated the community on the approval of a hotel being built near Drake Landing in the future.
- Residents were urged to contact/lobby their town council about the architectural design because the developers will have to accommodate design requests in order to get a variance to exceed the height limitation. This will enable Drake Landing to have more influence in the architecture and landscaping of the project.
- It was reported there is a water leak in the irrigation system near the waterfall.
- Residents are reminded to please be mindful of the grass damage caused by pets utilizing the property's landscape. Immediate policing of the pets' is appreciated.
- Mr. Silengo responded to a question regarding the properties curb damage. "When the budget allows, the curbs and walks will be examined for repairs".
- Mr. Anderson was thanked for installing a walk between the parking lot and the hot tub building at his own expense.
- Discussion ensued as to the quality of the landscape service provided to Drake Landing. For the past 2 years the contract has been held by Neils Lunceford, previously the contract was provided by WPM. The homeowners expressed dissatisfaction with the landscaping work provided by both vendors.
- A Landscaping Review Committee is being formed by Mr. Carlson to oversee the landscaping efforts and budget.
  - Volunteers from the annual meeting include Unit A8, B1, B8 and B9.
  - A tentative 1<sup>st</sup> meeting date of the Landscaping Review Committee is May of 2010.

- Since the landscaping proposals were not available for the meeting packet, Ms. Davis gave an overview of the Neils Lunceford bid she had requested. She reported the 2010 Neils Lunceford proposal was \$720.00 less than last year, specifically \$13,010.00. WPM submitted a limited proposal for the un-skilled landscaping tasks only for a cost of \$6005.00. Ms. Davis when comparing the activities of both proposals, found the Neils Lunceford bid to be \$1900.00 greater.

**RESOLUTION: Upon motion made and duly seconded and passed unanimously, it was resolved to accept the Neils Lunceford landscaping contract for 2010.**

Ms. Davis, on behalf of Drake Landing, was authorized to notify Neils Lunceford the 2010 contract was accepted. Ms. Davis will request Neils Lunceford to submit the contract to WPM for BOD signatures.

#### **ELECTION OF DIRECTORS**

President Hibbard's term ended in 2009. Mr. Hibbard announced his willingness to continue his service on the Board. Mr. Hibbard was unanimously re-elected to the Board of Directors.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, Gerry Hibbard was re-elected Residential Representative on the Board of Directors.**

#### **NEXT ANNUAL MEETING DATE**

November 13, 2010, 10 A.M. @ WCC, Proceeded by the Pre-Annual BOD meeting @ 9:00 A.M.

#### **\*TENTATIVE BOD 2010 MEETING SCHEDULE**

January 15, 2 P.M. @ WCC

February 19, 3 P.M. @ WCC

April 16, 3 P.M. @ WCC

June 4, 2 P.M. Property Walk Thru followed by BOD @ The offices of Ron Carlson

July 23, 3 P.M. @ WCC, 1<sup>st</sup> Budget Prep Meeting

September 24, 3 P.M. @ WCC. Final Budget Prep Meeting

November 13, 9 A.M. Pre-Annual BOD

Homeowners are welcome and encouraged to attend all Board of Directors Meetings. **Homeowners: If you plan to attend any board meetings, please contact your HOA Liaison, Roxy Hall, [hallr@wilderness.com](mailto:hallr@wilderness.com) or 970-513-5690 so that we may be prepared with the appropriate seating, materials and refreshments. With prior notice attendance via teleconference is also available. Dial 1-888-887-0127, Bridge # 748850 (At the designated meeting date and time).**

#### **ADJOURNMENT**

The attendees were dismissed at 11:35 A.M.

\*After the Annual Meeting the tentative schedule for 2010 was changed to:

- January 15, 2010 3pm @ WCC
- May 14, 2010, 3pm on site, Spring Walk-Thru with BOD meeting to follow.
- July 23, 2010, 3pm @ WCC. First 2011 budget prep meeting
- September 24, 3pm @ WCC. Final 2011 budget meeting