



MINUTES OF ANNUAL MEETING SEPTEMBER 2nd, 2006

The meeting was called to order at 4:00 pm by President Ron LeMaster.

Units represented were A1, A2, A3, A4, A5, A6, B9, B15, C19, and C20. Attendance represented 50% of the ownership.

- **The Minutes of the 2005 Annual Meeting were approved.**
- **Maintenance Issues:**
 - 1) Painting was the primary maintenance issue. Much of the siding is peeling already within 90-days. Action with the painting contractor will be required.
 - 2) Mario Zieba is working on repair/replacement of rain-gutters, and heat tapes.
 - 3) Pine beetle infestation in the County was discussed. Our property is sprayed every year (maintenance funds) helping to protect our property investment.
 - 4) Jim Kaiser (A5) suggested we might clear tree limbs from near the chimney areas. No one wants a casual fire to create a major problem.
 - 5) Mario Zieba, our property maintenance contractor was praised by everyone in attendance. His weekly preparation of the property and on-going support for the units has been exemplary.
 - 6) There is a padlock on the boiler room now. Keys are required for backup admittance. Ron will coordinate with Mickey and Mario to acquire copies.
 - 7) Dryer in laundry room (unit closest to entry) heating element fluctuates,
 - 8) There seems to be a key/door lock issue on the laundry room and bicycle storage room. The issue didn't seem to be consistent across ownership, so Ron was going to have Mario acquire a few keys to replace those that seem to be sticking in the lock mechanism for individual owners (A5, A7, and C19).
 - 9) Mike Wilson (A5) was given a "thank you" from the Board and other units for his support of our maintenance issues in 2005 prior to our hiring Mario Zieba. **Thank You, Mike,** from all of us.
- **Dave Beach (C20) suggested we might wish to evaluate wireless for the complex. He agreed to head a committee to investigate.**

- **Senate Bill 100 and Bill 89 were discussed.**
 - 1) We need to review the By Laws and amend them to update the language to be current. Mike Vicchy (B15) suggested we appoint a committee and divide the review and amending among several owners. Motion was approved.
 - 2) We statements regarding our Reserve Funds, Investment Policies, conflict resolution between members of the Board of Directors, and policies for dispute resolution between members and the association. These statements must be available to owners in a published manner.
 - 3) We need to make all the records of the HOA available to members in a published manner, likely a web address.
- **The budget was discussed, with appropriate comments from our treasurer, Mickey Blieden.**
 - 1) Mickey reviewed the spending over-run which was for snow-removal, increased charges for water, and the painting. Although there was a \$16,000 assessment for the primary costs of the painting, \$5,000 was taken from the Permanent Improvement Funds to keep the assessment minimal per unit.
 - 2) In-order-to refund the Permanent Improvement Funds, meet anticipated budget increases in insurance, cable service, and maintenance, the Board has decided to increase the monthly HOA dues by 20-percent.
 - 3) Mike Vicchy (B15) brought-up several salient points regarding the dues increase. Although a smaller percentage increase would be desirable, everyone agreed the need was there, and the attendees approved the budget as delivered.
- **The tree and creek area behind buildings B and C needs a general “sprucing-up”.** A general clean-up day was suggested and Kathy Beach (C20) agreed to organize a clean-up day for Saturday, September 9th, at 9:00 AM. Future “Clean-Up” days will be scheduled for August each year.
- **Committees were formed to gather information, pricing, and recommendations for the Board to resolve several open items. The committees are:**
 - 1) Outside Painting (the Board)
 - 2) Landscaping (Tammy Ryan – A2, Dee LeMaster – A1, Heidi Kaiser – A4)
 - 3) Maintenance (the Board)
 - 4) By Law rewrite (Jim Kaiser –A4, Mike Vicchy – B15, Steve Ryan – A2, and the Board,)
- **Election of officers for the Board of Directors for 2006-2007 ensued.** Ron LeMaster decided that after 3-years as our President, it was time for someone else to step-in. Jim Kaiser (A4) was elected our new HOA President and President of the Board. Mickey Blieden (B9) was re-elected as Treasurer, and Tom Sherberg was re-elected as Vice President/ Secretary.
- **The meeting was adjourned at 5:30 pm.**