

TWIN RIVERS OWNERS ASSOCIATION
BOARD OF MANAGERS
MEETING MINUTES FROM
6/11/14 3:00PM
BOARD OF MANAGERS MEETING
MCPM ADMIN OFFICE-WINTER PARK
APPROVED BOM MEETING MINUTES

CALL TO ORDER

Clare Cavanaugh, Board of Managers president called the meeting to order at 3:04pm.

ROLL CALL

Clare Cavanaugh, Board President via phone

Phyllis Sjogren, Board Sec/Treas, via phone

Dick Norman, Mountain Chalet Property Management

Nancy Bowman, Board Vice President & Interval Owner BOM member did not participate

APPROVAL OF BOM MEETING MINUTES 3/12/14

After a review of the BOM meeting minutes from the 3/12/14 BOM Meeting Clare moved to approve the minutes as presented. Phyllis seconded the motion. Motion passed unanimously.

TWIN RIVERS INTERVAL OWNER REPORT (NANCY BOWMAN)

Nancy did not participate in the BOM meeting so there was no Interval Owner report at this meeting.

FINANCIAL REPORT

A set of financials was included in the BOM meeting packet. A copy of the Balance Sheet and Profit/Loos through 5/31/14 was included in the meeting packet. The YTD P&L reflects the money spent to make the emergency repairs to the creek bank and the river bank. MCPM suggested the BOM discuss a special assessment for the emergency work done as a result of the high water runoff.

OLD BUSINESS

CLUBHOUSE CAMERAS

MCPM reported the security cameras have been working as designed. The clubhouse hot tub room abuse as lessened dramatically since the installation of the security cameras.

CRAWLSPACE HATCH COVER LOCKS

MCPM reported that all crawlspace hatches now have locked which provide secured access. Anyone needing to get into a crawlspace will have to contact the property manager to gain access.

WIFI UPGRADE

Dan Madigan of L&L Services joined the call to present a proposal for upgrading the wifi service. The original wifi service was installed a number of years ago by an owner...at no cost for his time.....so that the Association would have free wifi connections for owners and guests. That system has exceeded it's useful life with the advancement of technology and complaints have been received with regard to owners/guests not being able to connect as capacity has been exceeded. Dan presented a proposal that would require the installation of the infrastructure that has a significant cost. It would require one COMCAST phone line connection that would generate a monthly ongoing cost. Dan would charge a nominal monthly fee to support the system. Dan does not charge any additional fees to respond to any and all service calls from owners or guests having issues and provides them with his direct line. Dan explained to the BOM how he would install the infrastructure and where he would put the wireless access points. Capacity would not be an issue with the increase access to 100 Mbps. Once Dan left the call the BOM agreed to request a full proposal for L&L Services to install and maintain a new wifi system.

NEW BUSINESS

INSURANCE CLAIM DEDUCTIBLE

Alderwood has provided the TROA with a check for \$7500 from the TRIOA for the deductibles for Nystrom 5 (\$2500).....Ptarmigan 4 (\$2500).....Ptarmigan 1 (\$2500). The TROA is still requesting reimbursement for the deductible of \$2500 for Nystrom 1. MCPM is in discussion with the Alderwood property manager about getting the last \$2500. MCPM is still working with RMCAT on the final invoices and the payments received from AMFAM.

CLUBHOUSE PUMP ROOM REPAIRS

Alpine Meadows Design (Tim Koepke) inspection the hot tubs equipment room located in the storage closet on the rear deck that shares a common wall with the outside rear deck storage closet of Nystrom 1. The nature of the

hot tub pump equipment gives cause for water to be in that closet. It has migrated into the neighboring closet and the owner is asking that something be done to mitigate the moisture in his closet. Tim has recommended that equipment room be lowered to the level of the bottom of the crawl space and put on a concrete pad. The existing support joists are rotted and need to be replaced. There is significant mold in the crawlspace below the equipment. This needs to be mitigated as well. Tim is preparing a scope of work with his recommendations to fix the problem for the long term. The needed repairs will require closing the hot tubs for up to 3 weeks. The BOM suggested any work of this nature be done in the shoulder season after Labor Day and before the ski season starts.

SUMMER PROJECT FUND ALLOCATION

With the recent runoff expense it is likely a good idea to revisit our summer project allocation of funds. With the disclosure of the mold in the Nystrom crawlspace we may want to consider moving that up the priority list. On the CRF we have allocated funds for painting Flora-Nystrom-Perry-Vasquez. We also allocated funds for finishing the crawlspace conditioning in Confluence and James. We now have a significant issue to deal with at Nystrom with the pump room equipment, waterproofing the equipment room, removal of the crawlspace mold and conditioning of the Nystrom crawlspace. This, coupled with the money spent to stabilize the banks and repair the bridge may require discussion about a special assessment amongst the BOM so the scheduled capital projects are still able to get done. The BOM asked MCPM to get cost estimates for all work and provide them to the BOM for review in advance of any special assessment decisions.

ANNUAL MEETING PICNIC

MCPM has reserved the catering services of Smokin' Moes for the HOA bbq picnic. It was suggested both HOA meeting take place in the morning and the bbq begin early in the afternoon. This would allow for all owners.....fee simple and interval owners to socialize without one group having to leave for a meeting. MCPM will contact Alderwood with this suggestion.

NYSTROM CRAWLSPACE GAS LINE

There are a couple of pictures attached of the rusty, corroded gas line under the Nystrom building. Tim took the pictures while inspecting for the pump room equip water leak issues. He is suggesting that we get a plumber in there to replace those lines. He said there is no way of knowing how

rusted the gas lines are but he said water has been dripping on them for decades. Once the pump room is fixed this would no longer happen. MCPM suggested we get an estimate from Jackson Plumbing. The BOM authorized MCPM to contact a Jackson Plumbing to inspect the gas lines and provide us with a recommendation.

ENTRANCE BRIDGE REPAIRS

We have spent roughly \$8K to preserve the remaining St Louis creek bank along the Confluence building. The Fraser River also eroded about 6 feet in back of the Bancroft building before ATH Specialties got rip rap along that bank. ATH claims he can patch the bridge for now and have it open in a matter of days. This is a short term fix while the BOM makes a long term decision with regard to the bridge. He said he can get it opened again for no more than \$2K. I checked with Tim and he indicated he did not feel there would be a danger in doing this. Clare moved that ATH Specialties be authorized to make the bridge repairs. Phyllis seconded the motion. Motion passed unanimously.

NEXT BOARD OF MANAGERS MEETING

The next BOD meeting will be scheduled as soon as the BOM receives cost estimates for the needed emergency repairs.

ADJOURNMENT

Being no further business to conduct, Clare moved for adjournment. Phyllis seconded the motion. Motion passed unanimously. Meeting adjourned at 4:07pm