

TALL PINES CONDOMINIUM HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
February 25, 2017

The meeting was called to order at 5:17 P.M. by President Joe Legnard, in Pine Tree Plaza, 21 Kings Crossing Road, Suite 207, Winter Park, CO. (Office of Mountain Chalet Property Management- MCPM).

Proxies were accepted from Howard (A-A) and Yenglin (A-D). Those in attendance were: Joe Legnard (A-B), Belochi (A-C), Rehm ((B-A), McCabe (B-B) and Pollitt-Richards (B-C). Mountain Chalet Property Management was represented by Chad Griffith, Eric Mowrey and Janet Meinen. Janet recorded the minutes. With 5 members in attendance and two proxies, Joe Legnard declared a quorum.

Proof of notices of meeting was verified by those in attendance.

A motion was made and seconded to approve the minutes of February 27, 2016 Tall Pines Annual Homeowners meeting. The motion passed unanimously.

The annual property management report was included in the meeting packet. MCPM inquired whether owners were happy with the reduced grounds maintenance/lesser cost and they were. Patty Richards indicated she may plant some flowers by Building B which should require minimal maintenance. MCPM asked what they could do better and it was noted that the budget needs to be watched more carefully. It was also noted that it has been a difficult year for roofs with the wide swings in temperature.

Janet Meinen provided the financial report as of December 31, 2016. Items included: checking account balance is \$3,412.70. There is \$61,669.79 in the Association's savings account (Money Market). There is one owner who is several months behind on dues and MCPM is keeping the BOD informed on this issue. Accounts payable was \$2,722.76.

Income for the year 2016 was a \$2,064.38 deficit primarily due to major maintenance being overbudget due to sign repairs, crawl space and other leaks and heat tape repairs.. The Capital Replacement Fund began the year 2016 with \$50,280.82 and ended year 2016 with \$55,280.82.

Janet Meinen presented the 2017 budget which had been approved by the BOD. A copy of the budget for 2017 was provided to each homeowner in their meeting packet. It was moved and seconded to ratify the 2017 budget; no further discussion; all in favor. The motion carried unanimously. The capital replacement fund spreadsheet was reviewed noting that the parking lot grade and retaining wall have been moved out a year.

OLD BUSINESS:

Lighting was discussed. The association had previously authorized MCPM to look into additional lighting in Building A as requested by Mike Belochi. Several options were discussed. MCPM will look into a brighter bulb and bigger globe. If that doesn't solve the problem, a motion sensor light will be investigated.

Dog poop continues to be an issue with no real solution. Owners will continue to pick up waste when they see it and confront dog owners who aren't picking up after their pets to ask for cooperation.

NEW BUSINESS:

- Patty Richards asked about the possibility of having corrugated metal siding on the lower 3 to 4 feet of the buildings to protect the wood and siding from damage due to snow, ice, etc. Owners in

attendance thought this was a good idea and it will be discussed at the next Board meeting with the possibility of seeking bids.

- Mike Belochi commented that he still has drainage issues at times. Joe commented that in the past the main drain at Building B has had to be professionally snaked. The Board asked MCPM to look at past records to see how often this has been done. Mike will bet the Board know if the problem persists or gets worse.
- MCPM asked the homeowners to consider moving the banking to Centennial Bank as they pay a higher rate of interest on savings and have ACH capabilities. Homeowners present agreed that this was a good idea. The Board will discuss this at the meeting immediately following the annual meeting.
- Election of directors—all current directors were willing to continue to serve and no nominations were made. It was moved to re-elect Joe Legnard, Jason Rehn and Chuck Yenglin by acclamation; all in favor. Motion carried.

A motion was made and seconded to ratify the actions of the Board of Directors for year 2016; no discussion; all in favor. Motion carried unanimously.

The next Homeowners Association Annual meeting was scheduled for February 24, 2018 at 5:00 P.M.

It was moved and seconded to adjourn the meeting; no discussion; all in favor. Motion carried unanimously. Meeting was adjourned at 6:20 P.M. MST

Approved: 1/24/18