

**TALL PINES CONDOMINIUM HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING MINUTES  
February 24, 2018**

**CALL TO ORDER**

The meeting was called to order at 5:04 P.M. by President Joe Legnard at the Winter Park Town Hall Meeting Room in Winter Park.

**APPROVE AGENDA**

- It was moved and seconded to approve the agenda as distributed; no further discussion; all in favor. Motion carried unanimously.

**ROLL CALL AND CERTIFICATION OF PROXIES**

Proxies were accepted from McLoughlin (A-D), McCabe (B-B), Phifer (B-C) and Yenglin (A-D). Those in attendance were: Joe Legnard (A-B), Michael Belochi (A-C), Angela Rehm ((B-A) and Teri Slekes-via phone (A-A). Mountain Chalet Property Management (MCPM) was represented by Eric Mowrey and Janet Meinen-via phone. Janet recorded the minutes. With four members in attendance and four proxies there was a quorum to conduct business.

**VERIFY PROOF OF NOTICE OF MEETING**

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

**APPROVAL OF MINUTES**

A motion was made and seconded to approve the minutes of February 25, 2017 Tall Pines Annual Homeowners meeting. The motion passed unanimously.

**ANNUAL PROPERTY MANAGEMENT REPORT**

The annual property management report was included in the meeting packet. It was noted that grounds maintenance was reduced in 2017 and the Board has made additional reductions for 2018. There was discussion of excess water usage in January that was determined to be a toilet issue which the owner has corrected. There was also a small leak in another unit and the owner has been notified.

**FINANCIAL REPORT**

Janet Meinen provided the financial report as of December 31, 2017. It was noted that the association banking has been moved to Citywide. There is one owner who gets a month or two behind on dues but no serious receivables issues. Payables amount is bills for the end of December.

Income for the year 2017 was a \$1,602.99. Almost all lines were less than budgeted. Electricity was over budget and the Board had been previously provided with an analysis showing that it was primarily January through April that created the variance and it was noted that it was extremely cold in January 2017. Eric Mowrey noted that the Board had requested Mountain Chalet to reduce administrative costs and that this had been accomplished. Joe Legnard noted that he and Jason Rehm see the MCPM bills each month and that any monthly bill over \$1,000 requires a second signature on the payment.

The Capital Replacement Fund began the year 2017 with \$55,280.82 and ended year 2017 with \$60,280.82 with no expenditures from the fund.

Janet Meinen presented the 2018 budget which had been approved by the BOD. A copy of the budget for 2018 was provided to each homeowner in their meeting packet. There was discussion of the line items

and it was noted that while there was not a budgeted due increase this year, it is likely that there will be one next year.

The capital replacement spreadsheet was discussed as follows:

- Retaining wall budgeted in 2018—will be evaluated in the spring. Consensus was that it is not anticipated that the work will be needed this year. It was further noted that changes to it will likely fall under more restrictive building guidelines.
- Roof replacement-Joe Legnard will reach out to a firm he is familiar with in Denver to get an idea of anticipated cost.
- Parking lot grade—moved out as not needed right away.
- Carpeting/staining deck-if anyone has issues, please report them but no one is currently aware of any need for this work to be done.
- It was noted that if the current analysis is correct the fund would be at a deficit. There was discussion of the best methodology to prevent this. Joe Legnard noted that he Board had previously discussed a \$25 increase in dues in 2019. Michael Belochi noted that \$350 might be needed. There was consensus that everyone favored dues increases over special assessments.

It was moved and seconded to approve the financial report including the ratification of the 2018 budget noting that the last column on the report included in the meeting packet needed to say 2018 rather than 2017; no further discussion; all in favor. The motion carried unanimously.

#### **OLD BUSINESS:**

- Corrugated metal siding on lower part of building—this suggestion from last years annual meeting was further discussed. Consensus was that this is likely not an immediate need, but it could be investigated prior to painting in 2021 noting that other materials could also be considered. There was also discussion that the issue may not be entirely snow storage. MCPM will do an inspection in the spring and report back to the Board.
- Building B drainage issue—no current issues. It was noted that Jason Rehm cleans out the sewer drain each spring in Building A and it is much appreciated. It was also noted that service lines are a HOA responsibility if there are problems.
- Transfer of banking to Citywide has been completed. Only one owner has opted for the ACH withdrawal that is now offered. MCPM will send another notice to homeowners about this service with the next round of owner statements.

#### **NEW BUSINESS:**

- Comcast upgrade to HD is in process but Comcast has had numerous delays due to work load and staffing as well as their inability to trench for the required lines in the winter. MCPM has requested them to lay the lines on the snow and come back and bury the lines in the spring/summer. Wiring must be upgraded. There was discussion of the internet. The Board felt that most owners didn't want this addition at their mountain home and opted to not upgrade at this time.
- Potential dues increase discussed previously in the meeting. Several items to be looked at during the spring/summer to get realistic costs. Michael Belochi noted that a mid-year adjustment should possibly be considered.
- Election of directors—no additional nominations had been received and the current directors all agreed to serve an additional term. There were no nominations from the floor.
  - It was moved to re-elect Joe Legnard, Chuck Yenglin and Jason Rehm to the Board of Directions by acclamation; all in favor. Motion carried unanimously.

**RATIFY THE ACTIONS OF THE BOARD OF DIRECTORS FOR THE PAST YEAR**

- A motion was made and seconded to ratify the actions of the Board of Directors for year 2017; no discussion; all in favor. Motion carried unanimously.

After discussion of moving the meeting up or back a week at the request of a homeowner, and further discussion that the meeting should not be on President's Day Weekend, the next Homeowners Association Annual meeting was scheduled for February 9, 2019 at 5:00 P.M.

**ADJOURNMENT**

It was moved and seconded to adjourn the meeting; no discussion; all in favor. Motion carried unanimously. Meeting was adjourned at 6:18 P.M. MST

Approved: February 9, 2019