

**POND VIEW RIDGE CONDO OWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
GRAND LAKE FIRE STATION
5/5/2018 11:00 AM
APPROVED**

CALL THE MEETING TO ORDER

The meeting was called to order at 11:02 AM.

VERIFY PROOF OF NOTICE OF ANNUAL MEETING

Notices were sent in accordance with law.

ROLL CALL

Present: Peter Gerum (board), Kelly Shockey (board), Peter Gerum (board), Eric Mowrey (MCPM), Chad Griffith (board), Janet Meinen—by phone (MCPM).

There were three owners present and one proxy designating Kelly Shockey. There was a quorum.

APPROVAL OF ANNUAL MEETING MINUTES FROM 5/13/2017

There was motion made and a second to approve the annual meeting minutes as presented. The motion passed unanimously.

FINANCIAL REPORT & RATIFICATION OF 2018 BUDGET

Janet Meinen presented the financial report. She started with the balance sheet and noted that there was one delinquent owner who was one quarter behind in dues payment.

Janet Meinen reviewed the profit and loss statement. She noted that the association was over budget for the year by approximately \$2200. Administrative expense was slightly over budget, but Janet Meinen noted that the budgeted amount for this line may have been low.

Janet Meinen stated that the maintenance budget was over due to a leak in the fire suppression system. She also discussed the costs associated with the fire suppression system that is performed by Cintas.

Janet Meinen discussed the budget for 2019 that the board has already approved. The approved budget shows a \$50 per unit per quarter increase. She reviewed the budget line by line.

Bobbie Carney asked if she was being charged double since she pays her own water. Janet Meinen responded that the budget showed sewer charges.

Kelly Shockey inquired as to fire inspection charges that seem to keep going up. Eric Mowrey will review the contract and discuss with Cintas and the rep. Eric Mowrey did point out that some of the increases were since the previous company was not inspecting up to compliance.

A motion was made and seconded to ratify the budget as presented for 2019. The motion passed unanimously.

OLD BUSINESS

- **FIRE PROTECTION SYSTEM**---Eric Mowrey stated that he will follow up with Cintas to see about the charges and service calls and to see if there is a way to reduce some of these costs. Peter Gerum asked about the monitoring of the fire suppression system. Eric Mowrey explained that the fire suppression system is not being monitored. The monitoring requires two phone lines.

The Grand Lake Fire Department has recommended that there be monitoring. Eric Mowrey explained that the cost would be around \$60 to \$75 per month for the phone lines.

- **FLOOD PLAIN**—Eric Mowrey will get an estimate from Tim Shenk for the cost of a flood elevation certificate. The owners present felt that this was a good idea.
- **ANNUAL ROOF INSPECTION**—Eric Mowrey stated that Mountain Chalet maintenance team was going to get up on the roof this past week, but the snow delayed that project. Bobbie Carney indicated that there was no interior access to the roof. The roofs are quite high. Bobbie Carney indicated that she thought the roof was about 10 years old. No one present was aware of any recent roof leaks. Eric Mowrey stated that they will get a roofing expert out there to evaluate the condition of the roof and remaining life.
- **OUTLET TO LOWER POND BEAVER/SANDBAG SOLUTION**---The problem has been fixed.
- **EXCESSIVE NOSIE-ONE UNIT**—The problem is solved since that unit was sold.

NEW BUSINESS

- A comment was made to have Mountain Chalet closely monitor expenses.
- **BOILERS**—Kelly Shockey stated that the boilers are getting old and should be inspected and possibly replaced. She indicated that they are approximately 10 + years old. Boilers are owners' responsibilities. Eric Mowrey stated that he will reach out to Pipeworks to see about getting a bulk price for multiple boiler replacements.

ELECTION OF BOARD MEMEBERS

There are two board positions coming up for term expirations. Those positions are currently held by Peter Gerum and Kelly Shockey. Both Peter Gerum and Kelly Shockey stated they would serve again. There were no other nominations from the floor or submitted. **A motion was made and seconded to elect Peter Gerum and Kelly Shockey by acclimation. The motion passed unanimously.**

ESTABLISH 2019 ANNUAL MEETING DATE

April 27, 2019 11:00 AM Location to be determined.

ADJOURNMENT

There being no further business to discuss, a motion was made and seconded to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 11:48 AM.