

**TALL PINES HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
WINTER PARK TOWN HALL—TEVERBAUGH BUILDING
FEBRUARY 9, 2019
5:00 PM
MEETING MINUTES
APPROVED**

CALL THE MEETING TO ORDER

The meeting was called to order at 5:06 PM

APPROVE AGENDA

A motion was made, seconded, and passed unanimously to approve the agenda as presented with the following changes: 1) Add election of directors to new business, 2) Add the topic of recycling to new business.

ROLL CALL AND CERTIFICATION OF PROXIES

Present: Joe Legnard (AB), Angela Rehm (BA), Chuck Yenglin (AD), Sharon Yenglin (AD), Terri Slekes (AA)-
- by phone.

There were 3 proxies.

Present: Eric Mowrey (MCPM), Chad Griffith (MCPM), and Janet Meinen (MCPM)—by phone

VERIFY PROOF OF NOTICE OF MEETING

Notices were sent in accordance with law.

ANNUAL PROPERTY MANAGEMENT REPORT

Chad Griffith presented the property management report.

- Uneventful year in a good way
- Comcast upgrade completed
- Mountain Chalet worked with board to keep costs low. Cut back on some services.
- Chimney sweeps completed in 2017 but booked to financials in 2018
- New bird tape was installed
- Installed sump pump in Building B
- Power wash completed
- Backflow inspections
- Storage issues on and under steps not a problem

FINANCIAL REPORT

1. **REVIEW FYE 2018 FINANCIAL STATEMENTS**----Janet Meinen presented the financial report which was included in the meeting packet. She reviewed the balance sheet and profit and loss line by line.
2. **REVIEW CAPITAL REPLACEMENT FUND PLAN**—Janet Meinen discussed the present status of the replacement fund. Balance sheet was included in the meeting packet.
3. **EXCESS INCOME RESOLUTION**—A motion was made and seconded to approve the IRS excess income resolution for 2018. The motion passed unanimously.

OLD BUSINESS

1. **COMCAST UPGRADE TO HD**---The upgrade was completed. Service is working well.
2. **POTENTIAL DUES INCREASE IN 2019 - \$30 EFFECTIVE 3/1/19**—Janet Meinen stated that the board had approved a dues increase of \$30 per unit per month effective March 1, 2019. There was discussion as to the reasons why a dues increase was warranted. Joe Legnard led the discussion regarding upcoming projects as identified on the capital replacement analysis spreadsheet. The discussion focused on the parking lot grading, the condition of the retaining wall, and the condition of the roof. Joe Legnard posed the question to all present as to whether everyone felt that the dues increase was large enough. The board will evaluate the financial condition of the association with Mountain Chalet in the spring. Joe Legnard did state that another dues increase might be a possibility in the next year. He stated that the association needs to build up the reserves given the projects that are lined up for the next few years. Terri Slekes commented that she felt it was a better way to go by raising dues adequately in order to avoid special assessments.

NEW BUSINESS

1. **RATIFICATION OF 2019 BUDGET**—A motion was made and seconded to ratify the approved 2019 budget as presented. The motion passed unanimously.
2. **HOT WATER HEATERS-VENTING**-Chad Griffith presented to the group a summary of a recent situation involving a gas water heater in building B that was not venting properly. Chad indicated that the venting problem was causing a carbon monoxide detector to go off. Mountain Chalet dispatched a licensed plumber to evaluate this situation. The plumbing company, Pipeworks, reported back to Mountain Chalet that the venting was not done properly and was not done to code. The owner of that unit has switched his water heater back to an electric unit. Joe Legnard asked Mountain Chalet to obtain a list of which units have gas water heaters and then to send a notice to those owners reminding them of the need to have a functioning CO detector in their units.
3. **ELECTION OF DIRECTORS**—All three board directors terms expired, and the positions were up for election. All three present board members---Joe Legnard, Jason Rehm, and Chuck Yengling—indicated their willingness to serve again. **A motion was made to approve the reelection of the existing board members to another term through acclamation. The motion was seconded. The motion passed unanimously.**
4. **RECYCLING**—There was discussion about bringing recycling to Tall Pines. Eric Mowrey discussed the expense associated with recycling the current problems with contamination of recycling and additional charges being levied against recycling contamination. Eric Mowrey summarized the free drop off for recycling in place in Fraser and suggested that might be an option. The overall sentiment of the group was that the association would review this at next year’s meeting. Joe Legnard suggested that Mountain Chalet send an update on recycling in Grand County to all owners and also to post on website.

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 the past year. The motion passed unanimously.

ESTABLISH DATE OF NEXT ANNUAL MEETING

February 8, 2020 at 5:00 PM

ADJOURNMENT

There being no further business to discuss, a motion was made to adjourn the meeting. The motion was seconded. The motion passed unanimously. The meeting was adjourned at 6:15 PM.