

**POND VIEW RIDGE CONDO OWNERS ASSOCIATION**  
**ANNUAL MEMBER MEETING**  
**GRAND LAKE FIRE STATION CONFERENCE ROOM**  
**4/27/2019 11:00 AM**  
(immediately following annual owners meeting)  
**MEETING MINUTES**  
**APPROVED**

**CALL THE MEETING TO ORDER**

The meeting was called to order at 11:18 AM.

**VERIFY PROOF OF NOTICE OF ANNUAL MEETING**

Eric Mowrey stated that all notices were sent in accordance with state legal requirements.

**ROLL CALL**

Present: Kelly Shockey (board). Proxy from Family Camping and 101 Lake LLC to Kelly Shockey.

Present: Eric Mowrey (MCPM), Janet Meinen (MCPM—via phone).

One unit represented in person and two units represented by proxy.

**APPROVAL OF ANNUAL MEETING MINUTES FROM 5/5/2018**

Kelly Shockey brought up a correction to modify the meeting minutes to reflect that Kelly Shockey, and not Bobbie Carney, indicated there was no interior access to the roof. **A motion was made and seconded to approve the minutes as presented with the change noted above. The motion passed unanimously.**

**FINANCIAL REPORT & RATIFICATION OF 2019 BUDGET**

Janet Meinen presented the financial report according to the documents included in the meeting packet. Janet reviewed the balance sheet, dated December 31, 2018 and noted that the association did not have an account receivables problem. She reviewed the profit and loss versus actual, for the period from January 2018 through December 2018. Janet noted that the association came in slight under budget, approximately \$525.

Janet Meinen reviewed the approved budget for 2019 line by line. Budgeted amounts for 2019 were slightly higher than the previous years for the following line items: administration, maintenance, fire protection system, electric, insurance, and sewer. This resulted in a slight dues increase for 2019.

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

**OLD BUSINESS**

- FIRE PROTECTION SYSTEM—Eric Mowrey noted that he has spoken to Cintas, the servicer for the fire protection system, regarding service fees, etc. and was able to get the service fees/trip charges reduced slightly. Kelly Shockey pointed out that there is a sprinkler head leaking in the laundry room and wanted to make sure that Cintas checked that thoroughly on their next scheduled visit.

- FLOOD PLAIN---Eric Mowrey reminded all present that the Pond View Ridge Condo building had been removed from the Special Flood Hazard Area by FEMA as a result of the flood elevation certificate study that had been completed and submitted to FEMA.
- ANNUAL ROOF INSPECTION—Eric Mowrey stated that Acevedo Roofing will be getting up on the roof during the month of May to evaluate the condition of the roof and provide an estimated remaining economic life.
- BOILERS—BULK BID FOR OWNERS---There was discussion on the fact that all the boilers have now been replaced except for unit 4. Pipeworks replaced the other unit boilers in the past year. A request was made to have Pipeworks scheduled to do an annual inspection of boilers. Mountain Chalet will reach out to Pipeworks to coordinate. In particular, attention should be paid to unit 2 boiler, as it appears to be generating an unusual amount of condensation. Mountain Chalet will reach out to the owner of unit 4 to see if he is considering replacing his boiler in the near future. There is some concern regarding the age of that boiler.

#### **NEW BUSINESS**

Kelly Shockey noted that there is a dying tree between the buildings and will probably need to come down. The question was raised what should potentially be planted there. The area gets a lot of moisture and often floods. This should be taken into consideration when deciding what kind of planting or landscaping might be done there. Mountain Chalet will take a look and remove the tree.

#### **PUBLIC COMMENT**

None

#### **ELECTION OF BOARD MEMBERS—ONE POSITION CURRENTLY HELD BY BOBBIE CARNEY**

Eric Mowrey stated that Bobbie Carney had informed Mountain Chalet that she was willing to serve again if there were no other nominations brought forth. There were no nominations from the floor. **A motion was made and seconded to re-elect Bobbie Carney to another term via acclamation. The motion passed unanimously.**

#### **ESTABLISH 2020 ANNUAL MEETING DATE**

April 25, 2020 at 11:00 AM.

#### **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 11:53 AM.**