

**POND VIEW RIDGE CONDO OWNERS ASSOCIATION  
ANNUAL MEMBERS MEETING  
CONFERENCE CALL MEETING (DUE TO COVID-19 RESTRICTIONS)  
712-432-0220 PASSCODE 7265713#  
4/25/2020 11:00 AM  
MEETING MINUTES  
**APPROVED****

**CALL THE MEETING TO ORDER**

The meeting was called to order at 11:23 AM.

**VERIFY PROOF OF NOTICE OF ANNUAL MEETING**

Eric Mowrey stated that Mountain Chalet complied with all state legal requirements for notification to owners.

**ROLL CALL**

Present: Kelly and James Shockey and Bobbie Carney. There was also a proxy directed to James Shockey. There was a total of 3 units represented at the meeting and this satisfied the quorum requirement. Also present: Chad Griffith (MCPM), Janet Meinen (MCPM), Eric Mowrey (MCPM), and Jack Oechsner.

**APPROVAL OF ANNUAL MEETING MINUTES FROM 4/27/2019**

**A motion was made and seconded to approve the meeting minutes as presented from the annual association meeting from April 27, 2019. The motion passed unanimously.**

**FINANCIAL REPORT AND RATIFICATION OF 2020 BUDGET**

Janet Meinen presented the financial report which was included in the meeting packet. The balance sheet dated December 31, 2019 was reviewed. It was noted that the association did not have an accounts receivable problem and that the overall cash position of the association is adequate. The Profit and Loss Budget versus Actual for the period of January through December 2019 was reviewed. The association performed better than budget and showed a surplus of \$1260. It was noted that boiler inspections were not performed in 2019 although that had been budgeted. The approved 2020 budget was reviewed. It was noted that the dues were raised slightly (\$200 per unit per year) to offset the increased expenses associated with insurance premium and budgeting for a \$1000 insurance deductible.

**A motion was made and seconded to ratify the approved 2020 budget. The motion passed unanimously.**

**OLD BUSINESS**

- **ANNUAL ROOF INSPECTION**—Chad Griffith noted that Mountain Chalet was unable to get a professional roofing company up on the roof in 2019 to inspect the roof due to the heavy work load that roofers were facing. He did state that we have a professional

roofing company lined up to do a thorough roof inspection along with providing an estimated remaining economic life of the roof. The cost will be \$150. **A motion was and seconded to approve the \$150 expense for the roof inspection. The motion passed unanimously.**

- **BOILERS**—Three boilers have been replaced. Some repair work was done in the past year on the non-replaced boiler. Boiler inspections for 2020 have been budgeted for and will be performed by Pipeworks.
- **TREE REMOVAL**—There is a partially dead tree by the condos. It is located in an area where it gets too much water. James Shockey will trim it this spring and evaluate whether it will survive. If not, he will cut it down. Mountain Chalet will look at that area to see about providing some ideas and bids for what might be planted there. There was also a suggestion to consider putting in concrete for that area.
- **INSURANCE CLAIM**—Mountain Chalet provided an update on the insurance claim related to the leak from the fire suppression system that affected two garages. The repairs are complete except for some work needing to be done in Peter Gerum's garage. He has asked that we wait on those drywall repairs until he returns.
- **DECK STAINING**—Kelly Shockey suggested that the front decks need to be re-stained. Mountain Chalet will inspect and provide a bid for this work.
- **SNOW SHOVELS**—James Shockey stated that the association needs two new snow shovels and a push broom. He will purchase this equipment and the association will reimburse him for those items.
- **POND SIGNAGE**—It was suggested that there is a need to for additional signage at the pond to make it clear that this is a private pond. Jack Oechsner will price some signs and will convey that information to Mountain Chalet. Since this will be an Owners Association expense, Mountain Chalet will notify that board and seek approval.

#### **ELECTION OF BOARD MEMBERS—TWO POSITIONS CURRENTLY HELD BY PETER GERUM AND KELLY SHOCKEY**

Both Peter Gerum and Kelly Shockey indicated their willingness to run again for a board position. There were no other nominations from the floor.

**A motion was made and seconded to elect Peter Gerum and Kelly Shockey to the board by acclamation. The motion passed unanimously.**

#### **ESTABLISH 2021 ANNUAL MEETING DATE**

April 24, 2021 approximately 11:00 AM (immediately following the Pond View Ridge Owner Association annual meeting).

#### **ADJOURNMENT**

**There being no further business to discuss, a motion was made and seconded to adjourn the meeting. The motion passed unanimously. The meeting ended at 12:05 PM.**

