

**PINE MEADOWS
HOMEOWNERS ASSOCIATION
Annual Meeting
Held via Teleconference
December 13, 2013, 10:00 a.m. (Mountain Time)**

The Annual Meeting of the Pine Meadows Homeowners Association was held on December 13, 2013 at 10:00 AM (Mountain Time) via teleconference.

Roll Call and Certification of Proxies

Owners present via teleconference were: Bud Story, Dean Shreiner, Cindy Coester, and Chris Laukenmann.

Present by proxy Amy Dobbins (unit 130) and Cheryl Reese (unit 135).

Also present at the meeting was Karen and Kerry Dunivan of Mountain Mansion Management.

Cindy asked if a quorum was present and Karen replied a quorum was present and the meeting was called to order

Approval of the Minutes from last year's Annual Meeting

Members received the Minutes prior to the meeting. Chris made a motion to approve the minutes as written and Bud seconded the motion. The motion passed unanimously.

2013 Financial Reports

Everyone received the financial reports prior to the meeting. Karen asked if there were any questions. Kerry asked if everyone had the P&L Karen had sent out. Everyone responded that they had received it.

\$67,714 was spent on the heat tape, gutter install and electrical distribution. The project was complete. The final billing and expenses were done.

Chris asked about the San Miguel Power Deposit. Kerry explained that they had to add additional meters and 3 panels. Building 133 had a meter added to the stack. Building 130-135 they added a pedestal. To the hot tub feed they set a panel and reset the hot tub. The San Miguel Power permit cost 2X the original estimate. It was based on the cost of the project.

Chris asked question on landscaping. How did it look and what about the upcoming year? What is there to anticipate? Dean commented that he thought the overall appearance was good and the landscapers did a great job on upgrades. Cindy agreed.

Chris commented on the \$10,000 cost for the contract, an additional \$2000 and \$500 for tree removal. He questioned if this would be the annual cost. Karen explained that they aspens were covered with bugs. Kerry then explained that some of the trees needed sprayed and

some were removed at an extra cost of \$1800. They felt that this would not need to be repeated yearly. Kerry felt the contract pricing of \$9500 was pretty true price year to year.

Chris questioned the insurance line item of \$17,000. There were no claims recently and the insurance had indicated they would reduce the premium if no new claims. Kerry asked Karen to look up past costs of insurance. She stated 2010 was \$22,700 and 2011 was \$20,014. Dean stated that they changed insurance carriers after the claim 4 years ago. The new company is less than the old company. Kerry stated that the new insurance is considerably less; however, he would ask the insurance to review. Chris was ok with that.

Chris then asked about the window washing with Cumulus. How many times did they wash the window for the \$228/year cost per unit? Karen said one time in the spring. Chris thought they should be done 2X year. Kerry agreed and stated they were dirty now and he thinks they should be done twice a year also. However, it is too cold now to do them. They would have had to been done before Thanksgiving. He will talk with Cumulus about doing 2X year in 2014 and see if they can negotiate a better price per unit for the 2X year.

Chris asked about the hot tub. Are people satisfied? \$4000 for maintenance. Kerry said there have been no new complaints. The electrician will add a 15 minute timer on the jets so that people cannot leave jets on and cover the tub when they leave. Also they will not be allowed to adjust the temperature. They will be only able to turn the lights and jets on and off. The hot tub should be fine now.

Chris asked about the blacktop. Kerry stated it had been resealed and 3 big areas were patched. Dean stated the patching did not look good. Kerry agreed and said they were holding for now but may need to be redone. Dean- \$8,000 – 10,000 to get right next year? Kerry – yes. Next year they will cut out front of 35, 37, and 39 and make them even with the garage concrete. They are sealing every couple of years now.

Dean asked about the landscaping and easement access. Kerry replied that last year they packed down with snow shoes from steps to slope. However, most people used the path between units 134-136. Bud stated he would come and go thru the 134-136 buildings but wouldn't mind maintaining the path at the top of the stairs. Chris asked about maybe using a snowmobile to pack down the access. Kerry said could maybe use a snowmobile, however the contractor must be approved. He would be willing to find somebody. Cindy thought the snowshoe packing was good and Kerry agreed. Chris wants to be sure the egress is maintained. He wants to make sure they keep their legal rights to the easement. Cindy agreed that they cannot abandon the egress and need to maintain the easement. Kerry said he will have someone snowmobile from landing to ski run and keep up with the snowshoeing. Chris stated that sounded perfect.

Chris then asked about the stone and stucco repair. Cost of \$20,000, is it complete? Kerry stated the stone repair was done. The patios and walls were reset and sealed. Stucco repair is to continue. \$1000 will be carried in budget for stone work in case of small repairs.

Chris questioned the line item for trash. Is \$6,000 standard? Kerry said yes, history shows about \$5200/year. He will continue to shop around with other trash companies. Karen stated the January thru December cost is \$5710 for the year.

Dean asked about the balance sheet. \$60,000 less than 1 month ago? Karen said she transferred the money to cover bills for heat tape, gutter, electrical and trenching. There will be \$5000 left in operating account at end of year and \$80,537 left in the reserve account.

Chris asked about the new requirements and where they were on adopting these. Kerry said they were working with the good governing policies that the Colorado legislation mandated HOA's to adopt. MMM used a template to update the policy and need it approved by the board. He stated that a quorum is sufficient today and they could discuss this at the end of the meeting.

Chris asked what the \$500 for professional fees in the 2014 proposed budget was for. Karen and Kerry stated that something may need reviewed by a lawyer during the year.

Chris asked about the line item for staining \$15,500. Kerry stated it was \$4000 less than the competition and RJ's painting does a good job with stucco and painting. Chris asked if they stained under the decks and why not. Kerry stated it was not on the request of pricing and it is the owners responsibility to do decks. The contractor does the trim, logs, garage doors and upper work. Bud stated that there is a lot of trim and garage door work. He thought they did a nice job. Kerry stated that it is very labor intensive.

Chris asked if \$16,000 for snow removal was reasonable. Kerry stated that they are taking \$2000 out of budgeted item last year. The heat tape should help. Chris asked if there is a level of recourse if the heat tape does not work according to their evaluation. Kerry stated the heat tape should melt the snow and ice in the areas that are heat taped. It is warranted for 1 year. Chris asked everyone to be vigilant this winter in case does not work 100% as promised. Kerry stated MMM will keep an eye on.

Dean asked about the electrical charges with the heat tape. \$3000 year budgeted. Kerry explained he estimated the cost. They used a high end product that has a temperature sensor. It is not based on moisture. The sensors are on the north side which is the coldest. Chris is concerned about running up the electrical bills when the roof is dry but it is cold. He also questioned if it should be on during day or night only, not 24 hours. Kerry said he will follow up on questions with the installers, but the sensors should work fine. Chris feels it is worth monitoring. He understands and appreciates the contractors, but the electrical cost is not their responsibility. Kerry said he thinks they will see a major difference because of the install and all the damage should go away.

Dean asked Karen if there is a line item for the capital expenditure. Karen said not on the P&L. It was on the original documents they received, on the side by side comparison. Dean asked if it would be added to this one and Karen replied "yes".

Chris asked if anyone had anything else on the agenda. Kerry stated that the 2014 budget needed approved. Bud moved to approve 2014 budget and Chris seconded the motion. The budget was approved unanimously.

New Business Issues

The Board discussed the 9 good governing policies.

The last items for the minutes were a motion by Bud Story to keep the same officers which was second by Chris Laukenmann and unanimously accepted by the owners present. A motion to adjourn by Cindy Coester second by Dean Schreiner.

There being no further business to come before the owners, the meeting was adjourned.

Respectfully submitted, Karen Dunivan, Mountain Mansion Management, LLC