

**PINE MEADOWS HOMEOWNERS ASSOCIATION**  
**Annual Meeting Held via Teleconference**  
**December 11, 2015, 10:30 AM (Mountain Time)**

**Roll Call and Certification of Proxies**

Owners present via teleconference were: Ken Sherlock, Christine Smith, Scott Brown, Dean Shreiner and Chris Laukenmann joined the meeting late. Present by proxy were Bud Story to Chris Laukenmann and Cindi Coester to MMM. Present at the meeting was Karen and Kerry Dunivan of Mountain Mansion Management (MMM).

Kerry announced a quorum was present and called the meeting to order at 10:35 AM.

**Approval of the Minutes from last year's Annual Meeting**

Members received the minutes prior to the meeting. Kerry asked if anyone had any questions or corrections on the minutes. There were none and Chris asked for a motion to approve.

Scott Brown made a motion to approve the minutes as written and Chris Laukenmann seconded the motion. Karen asked for a vote and the motion passed unanimously.

**2015 Financial Reports**

Everyone received the financial reports prior to the meeting. Kerry highlighted the following items in the P & L: approval by the Board to add additional heat tape gutters at unit 133, 135 and the west side corner, with some snow bars which was \$6,030. Everything else is in line. The hot tub service, the materials, etc. The landscaping was high because of work on Aspen Ridge, additional stones and mulch put in. Snow removal was in line. The insurance was in line. The heat tape costs are close, will bump them up a little bit. The sprinkler systems cost were more than double and we are talking to them right now to make sure we get a commercial rate instead of a residential rate. It seems the more you use the more expensive it is. We did have additional use to get some grass to grow on the North Side. Karen re-negotiated the trash and it will go to \$3,120. Kerry asked if anyone had any questions of the P & L. Christine asked about recyclables. Kerry answered that the recyclables are in the garbage enclosure. Kerry discussed the Balance Sheet next. He stated there was \$31,442 in the operating account, \$146,388 in the reserve account. Accounts receivable had \$1900.17 with total current assets of \$179,747. There are A few accounts payable at this time-\$3,028 plus standard invoices. MMM was asked if all units were current, Karen responded that one unit was a quick claim deed and the accounts receivable was from the time the property sold and that is what they owe and expect to have a check from them soon.

Scott asked Chris if there is a goal in mind of how much is desired to have in the reserve account. Chris explained that it was talked about at the Board Meeting of when do we stop and what do we have coming up, he sated MMM would have the numbers on this. He recalled we almost are where we want to be on the reserve account but there may be some capital improvements coming up in the next 2 or 3 years. While the Board did not want to increase it, the Board also did not want to reduce it yet until getting another 4 quarters under the belt. Kerry confirmed this and explained some capital improvements coming after they get the heated driveway, landscaping, sprinkler system components that are failing. Chris commented the heated driveway possibility is the largest potential expense. Chris's feeling is it looks very expensive with the Town of Mountain Village involvement and the amount of cash to do this as well. Chris also explained after visiting over Thanksgiving, he is not excited about the aggressiveness with a passive approach because there still was a lot of snow and ice, if we can table this for the discussion. He also wanted to discuss the letter that went out to everyone summarizing summer events and that it was a big help getting everyone on board.

Scott's observation after having to maintain driveways, it was more cost effective to have a snow plow contract than to put in a heated driveway and he felt Mountain Village would make us crazy with the utility cost. Chris explained his concern about ice still being evident and asked MMM to explain their thoughts.

Kerry explained what happens is during the day the sun comes out and melts a portion on the higher end and melts into the shady area and refreezes every night. We can have them come out every day and chisel it out and continue to put salt on it and try and keep up with it. They plow it and put stone on it but that does not do much. Kerry has told them he does not want ice there at all. Chris questioned what would happen if at near the top end of the melt/refreeze area, a French drain was dug in or a speed bump and a French drain and any water above it would go into the French drain. Scott agreed with Chris. Kerry was concerned the speed bump could hinder the snow plowing and felt the problem is that is in the shady area, the French drain could limit some of the issue, but Kerry felt the drain would have to have an outlet somewhere and heat tape in it so it wouldn't be frozen. Kerry was asked where the ice is running down from and he explained the driveway as a whole is a bad design and with the shade and vehicles driving on it, it does not take long for it to become solid ice. Chris added the water moisture of it comes from the uphill portion of what is coming off of 133 and 135 is what is melting down onto that portion of the driveway. Chris suggested putting in a small solid steel French drain, or maybe two of them at a diagonal slightly uphill and diagonal slightly downhill, which would allow drainage towards the North side and it won't affect the entry for anyone and put one strip of heat tape in the edge across from the North side to keep the moisture off the surface. Scott was in agreement with Chris. Lastly, Chris commented not remembering it being such a problem in the years past. Ken asked if changing the surface from asphalt to concrete would make a difference, Scott will check. Chris also thought to add rubberized mats and plug into an electric outlet for remaining problem areas. The men doing the snowplowing would have to move them each time. Kerry stated the \$3,000 is for snowplowing and putting gravel down-\$1200 for graveling and ground snow removal and plowing everything they push to the center. Scott asked if the contract had been signed and Kerry confirmed "yes" with Telluride Snow Removal. Scott will send MMM another removal company. Chris will send MMM and Board the drawing and information. MMM will send Chris a copy of the drawing of the driveway area.

## **2016 Budget**

Chris stated everything seems to be in line with the 2016 Budget. He also stated the heat tape has saved tile and damage.

Scott commented that exteriors of unit 137 and 139 look very nice. Chris wanted to add a price for lower stone patios removal.

Chris Laukenmann motioned to approve the 2016 budget and Scott Brown seconded. They took a vote and it was unanimous.

## **President's Report**

Chris mentioned the following issues in the letter and then asked MMM to take over respectfully.

- Parking
- Cleaning up after pets
- Outdoor lighting
- Hot tub

Chris stated the letter is self-explanatory and asked if anyone would suggest any additional changes or add further improvements. Scott questioned the ski in and ski out issue and Chris responded he continues to utilize that privilege to preserve the easement rights. Chris stated a lot of people to still on the path between the issues and Chris's main issue is, because of Aspen Ridges with all of the excavation dirt downhill which is uphill thrust and in order to ski in to that landing from uphill of the meadows area, you have to start pretty high, if anybody has looked at it, Chris's tracks start up pretty high and does a figure S, would be great if someone had a snowmobile to track it after a big snow. Kerry stated they are shoveling it now and there isn't a snowmobile that has permission to go on Telski property. Scott confirmed the preference is to not use the pathway on the East units of the North side and Chris said "yes" to minimize it and maximize the landing to preserve our property rights. Scott questioned what would the Board could get away with for a Pine Meadows flag or sign, the Board will look at it and as long as something that no one will run into, maybe they can put a sign up. Chris asked MMM to explain the story on the back stone patios, Kerry explained he was

sure the snow removal company does most of the units, not sure if all of the owners have it done or not. The ones that MMM is aware of are \$300 a year per unit. Kerry also stated that one of the Board members suggested handling this similar to the window washing and treat as an HOA expense and have the snow removed from all of the rear patios and include it in the snow removal budget. Chris commented Telluride Landworks does his front/back porch and the downstairs stone patio for \$250 a season. Kerry stated Telluride Landworks does the snow removal for the property and what they are doing in the front is included in the snow removal they are doing for the HOA. Kerry explained to go to Telluride Landworks and see what kind of deal they can make to do all of it and include in an HOA. The Board agreed for MMM to talk to Telluride Landworks and negotiate a deal for all of the units and treat as an HOA cost.

### **Old Business and New Business**

Chris stated there was a new CEO President his name is Dan. Chris stated there is some interest for The Four Seasons to come up the lot 161. Otherwise, they promised they are still working with City Hall on the Gondola Station Noise Mitigation issue for the summertime.

Christine asked Karen about the status of the dead trees around the units. Kerry explained they are tagged by Mountain Village is they are dangerous and then we hire to get them removed. MMM has been doing it yearly. Kerry asked if there is some she felt dangerous and Christine explained there was a large one up the hill from Christine's unit, she wasn't sure if one Pine Meadows property or Aspen Ridge. Kerry will look into it. Chris speculated that Pine Meadows would be responsible for the cost. Chris commented on his concern that some of the Aspen trees being planted too close to the building. He is concerned when they sway in the wind, the trunks may hit his patio and Christine agreed. Chris's would prefer to put a rubber/cable around them instead of taking them down.

Chris commented everyone is trying to be more mindful about the exterior lights, but the one that continues to offend is the single family residence across the street, even if down lighting, it shines through the night. Chris asked MMM if a friendly letter has been sent to them. Kerry said they would get a letter out to them.

Chris Laukenmann then made a motion to adjourn and Christine Smith seconded.

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

Respectfully submitted, Karen Dunivan, Mountain Mansion Management