

Mountain Gate Annual Meeting – June 9, 2018

In attendance: Bob and Patty Skahan, Renee and Oliver Krahn, Judy Beechy, Traudl Renner, Carolyn Yarger, Judith Link, Barry Sweet, Frank King, Virgil and Carol Holtgrewe, David and Cathy Creagh, and Dan Herlihey.

Proxy vote: Judy Beechy was given proxy for the Hays.

1. Review of the 2017 Annual Meeting minutes. Judy Beechy questioned the painting of Unit D. Frank K. clarified that he painted the entire building, not just one unit. Traudl R. motioned approval of the 2017 minutes and Dave C. seconded it. A motion for approval was carried by vote of attendees.
2. Finances – Virgil H. presented the financial highlights of the budget. The cleaning of gutters went from \$250 to \$400 due to rising labor costs. This was approved by the directors.

All bills are paid except the June water bill. There is roughly \$4,500 remaining in the budget, but we spent \$7,025.23 outside of the budget for blacktop seal coating and gutter installation. The extra expenses were compensated for by unspent budgeted items.

The insurance is projected to go up 10–15%; we currently have a \$2,500 deductible. After the first claim we make, the insurance will kick into 5% of the damage for the deductible amount. Our notice of the premium amount comes in late June with any premium changes to begin in August.

The trash pickup rates are increasing; the new disposal company in town is not cheaper than what we currently use.

Water services are also increasing.

We have in our savings about \$19,500.

3. Selection of directors – Cathy C., President, and Bob S., Recorder, are stepping down from the Board. Our by-laws require three members be on the Board. No one present at the meeting volunteered to serve on the Board at this time.
4. A reminder that the Board needs to have all requests for repairs to be submitted in writing to any Board member.
5. A reminder that windows repair/replacement are each owner's expense. This includes the frame.
6. Roof repair – Caulking around the boots needs to be replaced. Frank K. is in the process of getting two bids. He will also have the condensation/ventilation issues assessed by the roofers for Judy B. (Unit H) and Carolyn Y.'s (Unit C) units. Also, he will get the roofer's opinions on how long our current roofs will last.

7. Overhead garage door repairs are covered by the Association. Storm and screen doors are not covered. Primary entrance doors to the units are covered, but no side doors or patio doors are covered. Units J-K have an outside pedestrian garage door which is covered by the association since it has common usage.

A motion for approval was made by Renee K., and Dave C. seconded it. The motion was carried by vote of attendees.

8. Cathy C. stated that she read the VanHorn engineering assessment which states that the historic wall is not affecting the interior walls of Judy B.'s Unit H, which have some cracking.

Stucco remediation on Unit H will be covered by the Association according to the April 2018 Board meeting. Also a gutter and downspouts added to keep water away from Unit H will be covered. Frank K. will do the stucco repair, and also look for damage on Judith L.'s Unit F.

9. Building maintenance assessments were discussed. The roofs are expected to last 8-10 years longer. Gene Mitchell (Unit K), an experienced roofing contractor, estimates that at the current market price it will cost \$300,000-\$400,000 to replace them. Frank K. noted that it will probably be cheaper to replace the roofs all at once (seven buildings). It may be an option to apply for a loan to pay for the roofs and pay the loan off with special assessments; or we can increase quarterly dues to build up a reserve for future roof replacements.

It was agreed that we will not increase current quarterly dues, and we can use our current reserve funds as needed for repairs.

10. Renee K. motioned to approve the budget and Dan H. seconded it. A motion for approval was approved by vote of the attendees.

11. The blacktop repair remains unfinished. The company has not returned to complete the project which involves some minor filling, although Frank K. has called them several times. We held back \$500 until the project was completed. It was suggested that next time we will pay the bill when the project is completed.

12. Frank K. will do the caulking between the stucco and concrete as needed in July.

13. Noxious weeds – The house in back and below Unit F, and the Silver Moon property both have a large amount of cheat grass. It takes 60 days after someone reports this for the city to notify an owner to act, and then if no action is taken the owner will be fined. Do we want to report this?

14. Do we want to have a work day to pull weeds in the common areas, or pay someone else to do it? Judy B. recommended we have someone else do it. If we have a local youth or youth church group do it, Judith L. is willing to supervise them. Bob S. will call his local church and Cathy will call

Eagle Rock to find out how much they would charge if they did the work.

The new Board will decide how much to pay them should they agree to the work. Judith L. noted the best time to pull weeds is late May or early June.

15. Judy B. met with the Silver Moon managers. They were friendly and easy to work with. They need to clean up the loose fence posts in the open undeveloped area neighboring our property.
16. Frank K. announced he is stepping down as property manager the end of Sept. Frank was asked to provide a job description the Board can use in hiring someone else to fill the job. Frank said he is willing to help do the misc. handyman work.
17. Barry S. will write up a repair request for his driveway, which is seriously eroding due to water damage.
18. Next year's annual meeting will be held on Saturday, June 8 at 10 a.m. Traudl will reserve the library conference room accordingly. The meeting was adjourned.

Bob Skahan – Secretary
Patty Skahan – Recorder\