

## Mountain Gate Annual Meeting - June 10, 2017

In attendance: Judith Link, Bob and Patty Skahan, Dan Herlihey, Virgil and Carol Holtgrewe, Carolyn Yarger, Vic and Linda Hanick, Joan and Barry Sweet, Frank and Carolyn King, Fred Renner, and Judy Beechy.

Proxy votes: Dan H. was given the Hay's vote for Unit I; Judy B. was given votes for the Creagh's unit A, the Mitchell's unit K, and the Krahn's unit J.

1. Review of 2016 Annual Meeting minutes. Carolyn Yarger only replaced a new garage opener and not the entire garage door.

2. Dan H. moved to approve the minutes with the exception of #1; Carolyn Y. seconded it.

3. Virgil H. presented financials as of June 5, 2017. He provided a detailed summary of the budget year we are currently in as well as the proposed budget for the coming year.

\*The insurance on the condos has a deficit of \$373.50 this budget year. We can expect the cost to rise 10-25% for the coming year. Our insurance agent expects it will be a 10% increase. Virgil increased the proposed budget to reflect this. We have a \$2500 deductible. A \$5000 deductible may lower the premium, which is due in August. We have had no claims. We will wait and see what the hike is in August before considering changing companies from our current American Family Insurance Company.

\*There is a surplus of \$365 on snow removal budget of \$800. The individual we hired may have gone out of business and not billed us for services.

\*Frank K. will paint Virgil's new garage door.

\*Expenses: Unit D's painting cost of \$1746 was not projected. \*There is a projected cost of \$1,300 each for two garage doors.

\*Frank stated Doorling Removal may be a possible alternative for Waste Management with trash removal. We can expect a cost increase in November from Waste Management. Frank will check into Doorling rates.

\* Dan H. questioned about tree spraying. We are not having it done this year. It is not deemed necessary and it is not in the budget.

\*Carolyn Y. questioned about having recycled trash picked up. Each unit must take their own to the dump for recycling. Glass can be recycled at the fairgrounds.

\*The painting and garage door expense was \$3,825 over our budget forecasted.

\*Postage expenses from Bob S. are to be submitted to Virgil.

\*2017-18 projected a deficit of \$1,410. If we have no claims we will be "solid" per Virgil H.

\*Judy B. brought up the engineering assessment needed for the historic wall repair. Frank K. will talk to VanHorn's about this. The assessment will come out of reserve monies (\$19,349.79).

\*Dan gave a brief report on association management costs in Estes Park. Association Mgt. of Estes Valley currently manages 10 associations in Estes Park. Their costs are tailored for larger associations and they will not scale down costs for our smaller association. Their services include: accounting, collection of dues, budgeting, property management and hiring contractors for repair needs. Their cost would be \$6,420/year (\$535/month) or \$428/year per unit. Without property management the cost would be \$4,800/year (\$400/month) or \$320/year per unit. Our association would require a three-member board which Association Mgt. would report to.

\* Bob S. discussed the possible need to increase saving with regard to future capital expenses. He discussed, for example, that roofs would need replaced in the future and current cash flow would not be sufficient to allow for those expenses.

\* Future roofing replacement needs were discussed. Judith L. suggested we need to look at our roofs after hail storms for possible insurance reimbursements.

\*The need to set aside reserve monies for maintenance and repair expenses was discussed. Also, discussed was increasing quarterly dues versus special assessments. Linda H. moved for a \$200 per unit annual increase (\$50 per quarter), effective July 1, 2017, to increase our reserves. Seconded by Dan H. This does not mean that there will not be special assessments as needed in the future.

\*We have \$15,000 in our checking account and \$19,349 in our reserve account as of June 17.

\*Dan H. moved to approve the financial report. Vic H. seconded it. We all appreciate Virgil's time and work spent on the association finances.

\*Linda H. motioned to increase quarterly dues \$50 per unit. The money will be put in the checking account per Virgil. There were no "nays" in the vote.

4. Judy B. opened the discussion about the selection of Directors.

\*We need to fill one three-year position; in addition, Cathy would like to resign which would open up a one-year position.

\*The association needs three Directors who meet two or three times a year in addition to the annual meeting. The Directors sometimes meet by telephone conference. The three Directors decide who will be President, Vice-President and Secretary. These positions can change during a three-year term. The board can also have Officers; we currently have a Treasurer and a Recorder. A Director cannot be the Treasurer.

\*Judy B. will be in touch with the Scanlans for the possibility of serving on the board. We must have a new Director by the end of June.

#### 5. Maintenance:

\*Frank K. stated he is getting blacktop estimates for our units - not including the entryway cost which is to be shared with Lewiston Townhomes. The estimate will include the cost for two coats of sealant, crack filling and repairs. The blacktop was resealed in 2011. Lewiston's Board President is also talking to blacktop companies. Lewiston's annual meeting is in August.

\*Frank will call VanHorn's for a repair estimate. He doesn't recommend Cornerstone based on past work done.

\*Frank will check the garage doors to evaluate any need for repair/ replacements. The later-built condos with newer garage doors are better quality and longer lasting.

\*Pest control - Wildlife in Ft. Collins charges \$250 to set traps for vermin. They check traps twice weeks at \$50 per trap and \$75 per trapped animal. The best time to trap is in the Spring or early Summer. There don't seem to be as many marmots tunneling in the historic retaining wall or around foundations (possibly due to a coyote predator). We will delay the decision on pest control until we have an evaluation from VanHorn's about whether they are damaging the wall.

\*Frank will have our roofs assessed; he will call a roofer to assess Carolyn Y. and Judy B.'s units. Judith L. will give Frank the name of a repairman she has used in the past.

\*Judith L.'s gutters: the downspout on the NW backside of her unit came down due to a storm. It was discussed whether the Association should pay for the repair. The Association has paid for some gutters to be installed to prevent ice hazards on driveways. Since Judith had the gutter installed it may not be an Association responsibility. Judith stated the gutter needs to be repaired in order to prevent future deterioration which would be the Association's expense to repair. The Board will decide on this matter.

\*A reminder to all that all repair costs to be reimbursed by the Association need to be pre-approved by the Board and receipts then submitted for reimbursement.

\*Another reminder is that maintenance repair requests should be submitted to a Board member rather than Frank.

6. Miscellaneous:

\*The Silver Moon has not done anything with the adjoining property below us. Dan gave them notice last year that their fencing was on our land. They then pulled up fence posts which are lying on the ground.

\*Dan brought up that Fall River Village is proposing an expansion project (SW of us). The site plan shows the building of 12 high-end condo rentals; and a community building event center on top of the hill where the pool is. The Planning Board has already approved the plan. Town Board approval is needed (meeting will be this coming Wednesday). Concerns about the building project are parking, noise from the rooftop deck and it being open to the public. It is supposed to be only be used by guests, for weddings and reunions, etc. The roofing material is metal and reflective; Dan asked that it not be reflective. He doesn't think noise will be a problem because the open roof over the deck will contain most of it. Judith L. mentioned that renting guests from this development may climb up on our land. They should not be allowed to.

\*Virgil H. asked if the proposed budget is approved. Dan H. motioned it to be approved and the 2017-2018 budget with a \$50/quarter increase per unit was approved with no "nays".

\*Judy B. mentioned that if anyone calls for emergency services you need to clarify that your unit's location is not in Lewiston Townhomes.

7. The meeting was adjourned.