

## Autumn Brook Homeowners Association

### Annual Homeowners Association Meeting Minutes

August 28, 2020

1. The meeting was called to order at 9:10 AM. Owners present were Hoang Nguyen, David and Carrie Huerta, and Patrick Riddens. Karen Fritz sent in a proxy. A quorum was present. Katie Kuhn and Kevin Lovett were present on behalf of Summit Resort Group.
  2. Notice of the meeting was mailed to all owners on August 17, 2020. A copy was provided as proof of notice.
  3. The minutes of the 2019 annual meeting were reviewed. David made a motion to approve the minutes as written. Hoang seconded and the motion carried.
  4. Katie Kuhn provided the financial report. The year to date balance sheet and income statement with budget comparisons were reviewed.
    - a. July 31, 2020 close financials report \$4,735 in Operating and \$15,649 in Reserves.
    - b. July 31, 2020 close reports \$14,015 of actual expenses vs \$15,389 of budgeted expenses; \$1,374 under budget in year to date expenses.
    - c. 2020 reserve expenses were discussed. There may be some touch up painting needed, but that asphalt repairs and mulching is not necessary. Katie will adjust the capital plan as necessary.
      - i. Siding repair - \$5,000 (stone repair scheduled)
      - ii. Painting touch up -\$3,000
      - iii. Asphalt sealcoat - \$600
      - iv. Mulch- \$600
    - d. The owners discussed the 2021 budget after reviewing current and projected expenses and decided to keep the dues the same. Katie will send the proposed budget out for approval and a ratification meeting will be held at a later date. It was noted that there will be a deficit in 2023 if the reserve contribution does not increase.
1. Katie provided the managing agents report:
    - Completed Items:
      - Registered Autumn Brook with the Real Estate Commission (annual)
      - Insurance Renewal
      - 2019 Tax Return – Nothing Owed
      - Heat tape repairs
      - Flowers planted
  2. The following old business was discussed:
    - a. Deck Issues
      - i. David stated that in his research of the origin of the deck leaking, he has found that the initial issue was due to improper construction by the developer. The statute of limitations to file a construction defect claim has passed, and the original developer cannot be held liable for the faulty construction. The HOA has also pursued liability and property damage claims, which were both denied. The HOA would like to meet with insurance agent to discuss any other avenues the HOA can pursue for repayment of costs incurred by each owner, including a D&O claim.

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- ii. The HOA coordinated and paid for repairs to unit 26's deck in 2018. The prior Board President had selected the contractor and outlined the scope of repairs to be completed. Due to a legal opinion received regarding section 8.2 and 8.5 of the Declaration, the HOA decided to bill #26 for the repairs to his unit in 2019. Patrick (owner of #26) stated that the repairs did not prevent the leaking and he had hired a contractor to complete the repairs himself. Patrick stated that he would be willing to pay for half the repairs, and the other homeowners agreed this was a favorable outcome. SRG will send an updated invoice of \$3,000 to Patrick from #26 for the deck repairs.
3. The follow new business items were discussed:
  - a. The owners discussed windows briefly. Unit 22 has tinted their windows and stated it has helped with the heat immensely. Unit 18 is having Summit County Window and Door repair his windows because the cranks have quit working.
  - b. Hoang moved to approve the actions via email made since the 2019 annual meeting. David seconded and the motion carried.
  - c. David asked if the Oro Grande parking lot lights could be dimmed or have several turned off at night. SRG will look into this.
  - d. Carrie asked if there were plans to repair the asphalt by 3 Peaks Lodge and at the Oro Grande exit. Katie stated that SRG was unaware of planned repairs at 3Peaks Lodge, but Oro Grande should have the culvert at their exit repaired before winter.
  - e. David asked that the snow be pushed back further during the winter so that parking is not limited by snow storage.
4. Hoang moved to elect Hoang, David, and Patrick to the Board of Directors.
  - a. Hoang – President
  - b. David – Vice President
  - c. Patrick - Secretary
5. The 2021 annual meeting will be in August, but the date has not been set.
6. With no further business the meeting adjourned at 10:01 AM.