

**Autumn Brook Homeowners Association**  
Annual Homeowners Association Meeting Minutes  
August 20, 2021

DRAFT MINUTES

1. The meeting was called to order at 1:00 pm MST. All owners were present except for Fritz /Baird - Unit 24 who sent in a proxy. A quorum was present. John Morgan and Kevin Lovett were present on behalf of Summit Resort Group.
2. Notice of the meeting was mailed to all owners. A copy was provided as proof of notice.
3. The minutes of the 2020 annual meeting were reviewed. Hoang made a motion to approve the minutes as written. David seconded and the motion carried.
4. John Morgan provided the financial report. The year-to-date balance sheet and income statement with budget comparisons were reviewed.
  - a. June 30, 2021, close financials report \$1,603 in Operating and \$22,738 in Reserves.
  - b. June 30, 2021, close reports \$12,151 of actual expenses vs \$ 13,106 of budgeted expenses; \$1,009 under budget in year-to-date expenses.
  - c. 2021 Reserve expenses were discussed.
  - d. The 2022 Budget was discussed and reviewed. The budget assessments remain the same as 2021 and is considered ratified.
5. John Morgan provided the managing agents report:

Completed Items:

- Registered Autumn Brook with the Real Estate Commission (annual)
- Insurance Renewal
- 2020 Tax Return – Nothing Owed
- Roof Inspection & Repairs Completed

Pending Items:

- #24 Repair Hardy-board trim on side back
- Remove dead spruce tree from #20
- Get wires on #24 and #26 terminated properly

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6. The following Items were discussed:
  - a. There was discussion of the Oro Grande parking lot lights being dimmed or reduced at night. John Morgan said he would pursue this with Oro Grande management.
  - b. There was also a request that management contact 3 Peaks and request that their dumpster area be cleaned up and improved. John Morgan said he would reach out to their management and develop a line of communication as good neighbors.
  
7. The follow new business items were discussed:
  - a. David Huerta reported having had a gas leak from his kitchen range and that it had been replaced. It was recommended that he have a plumber come and check / reignite his boiler and other natural gas serviced appliances.
  - b. Gutters for Units 20, 24 & 26 were reported as blocked – management will have all gutters cleaned and heat tape and breakers checked before winter.
  - c. There was discussion of future roof replacement – management was requested to get inspections & proposals for future planning.
  - d. Exterior painting was discussed – Innovative Painting from Denver was recommended as a potential vendor.
  - e. There was a brief discussion of decks and patios. Deck repairs and maintenance will be an HOA expense and Patios will continue to be a homeowner expense.
  - f. Unit 26 reported having had a valve replaced behind their washer and drier due to potential leak and recommended other owners check theirs as well. In addition, it was reported that there had been a leak in the garage area from the landscaping irrigation and that it should be monitored.
  
8. Appointment of Directors – the current slate of Directors shall remain for 2022.
  
9. The 2022 annual meeting will be on Friday, August 19, 2022, at 1pm MST
  
10. With no further business the meeting adjourned at 1:50 pm.