

Autumn Brook Homeowners Association

Annual Homeowners Association Meeting Minutes

August 24, 2019

1. The meeting was called to order at 10:30 AM. Owners present in person were Karen Fritz and David Huerta. Hoang Nguyen and Carrie Huerta called in. Patrick Ridens (26) sent in a proxy. A quorum was present. Katie Kuhn was present on behalf of Summit Resort Group.
2. Notice of the meeting was mailed to all owners on August 1, 2019. A copy was provided as proof of notice.
3. The minutes of the 2018 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.

June 30, 2019 close financials report \$2,350 in Operating and \$10,477 in Reserves.

June 30, 2019 close reports \$14,066 of actual expenses vs \$13,089 of budgeted expenses; \$977 over budget in year to date expenses. The biggest area of variance was landscaping, which was \$863 over due to re-mulching and tree-spraying. The only 2019 capital expense was hooking up heat tape.

5. Katie provided the managing agents report:
 - Completed Items:
 - Registered Autumn Brook with the Real Estate Commission (annual)
 - Insurance Renewal
 - 2018 Tax Return – Nothing Owed
 - Spray and Root Feed Trees
 - New mulch installed
 - Gutter and heat tape repairs
 - Exterior painting
6. The following old business was discussed:
 - a. David asked about the deck repairs to 26 noted in the 2018 minutes. Katie explained that the Board approved deck repairs for unit 26 per section 9.2 of the Declaration. However, after receiving legal opinion from Richmond Sprouse, the Board will no longer approve deck repairs as an HOA expense. The Declaration has a provision in section 8.3 and 8.5 stating that repairs benefitting fewer than all units shall be assessed to the unit(s) benefitting. Since the Board approved the repairs to 26, they are not seeking reimbursement for the repair but will move forward in accordance with the attorney opinion.
7. The follow new business items were discussed:
 - a. Unit 22 would like to install window tinting. This was approved.
 - b. Window washing was requested, Katie will coordinate with Consider it Done.
 - c. The asphalt by the Oro Grande exit is degrading, Katie said Oro Grande is aware of this but has other maintenance priorities at the moment.
 - d. There have been leaking and plumbing issues surrounding the Autumn Brook decks. Decks have been found to have inadequate plumbing for the snow melt system on the deck, as well as improper weather proofing around the deck perimeter. David would like to arrange a “class action lawsuit” for the owners, to go after the developer and the

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Summit County Building Department for failure to properly inspect. Katie will gather information for construction defect attorneys.

8. Hoang and Karen volunteered to be on the board.
9. With no further business the meeting adjourned at 10:41 AM.