

**FROSTFIRE CONDOMINIUMS
ANNUAL MEETING MINUTES
JULY 26, 2003**

HIGH SPEED INTERNET - Mr. Eric Geis from ResortInternet addressed the membership prior to the start of the meeting. His Company installs and maintains hi-speed Internet service. Please see attached report for the presentation.

CALL TO ORDER/INTRODUCTIONS:

President, Mary Parrott, called the meeting to order at 2:15 pm. Secretary, Merrel Miller and Treasurer, Ron Fielder were present. Janet Scervino, Peter Schutz, and Greg Moses represented ResortQuest Management. Janet Scervino was recording secretary.

Owners In Attendance:

A01 - Dick Hawkinson
A33 - Dick Hawkinson
A34 - Dick Hawkinson
B03 - Thomas Dixon
B04 - Dick Hawkinson
C05 - Dick Hawkinson
C06 - Mike McGhee
C21 - Dave Devanney
C37 - Merrel Miller
D08 - Ron & Joanne Fiedler
D39 - Mary Parrott
E09 - John Wilcox
E10 - Stanley Tyms

Owners Represented By Proxy:

A17 - Daniel & Laurie Jones
D24 - Paul & Anne Lambdin
D40 - Carl Peterson
E25 - Seongsoo Steven Kim
E26 Doug & Candida Vene

With 13 units represented in person and 5 units represented by proxy, a quorum was established. Proper notification and proxy had been sent out.

PRESIDENT'S REPORT

Mary Parrott said most of the items she wanted to talk about would be covered later in the agenda.

REVIEW MINUTES OF LAST MEETING

The minutes from the July 27, 2003 Annual Meeting were reviewed. Dick Hawkinson made a motion to approval the minutes as written. Joanne Fiedler seconded the motion. The vote was unanimous.

TREASURER'S REPORT

Ron Fielder said the **Income Statement** represents the first six months of the fiscal year. Three items on the Income Statement are over budget. They include Electricity (ResortQuest was asked to investigate this item), Snow Removal (due to above average snowfall from previous years), Repair & Maintenance (due to carpet cleaning, roof leak, sewer back ups, and water leaks that were not budgeted for), and an increase in the Keystone Bus Service. Frostfire entered the new year with a \$2640 budget deficit, which has now grown, to \$12,128.51.

The **Balance Sheet** as of June 30, 2003 shows Current Assets to be \$61,821.39. This includes reserve savings of over \$56,000.00. Some of this money will be spend to stain a portion of the complex and address the "A" hot tub.

Ron Fiedler said the \$30 per month per unit reserve funding was stopped two years ago. The 2004 budget would most likely have a dues increase along with the reinstatement of this \$30 per unit reserve funding.

MANAGING AGENT'S REPORT

Greg Moses from ResortQuest said he recently met with the Board. Several items were being addressed; siding repairs, landscaping & irrigation, deck repairs and the "A" hot tub. Janet Scervino added that interior repairs had been completed. Hallway walls were patched and spot painted. Trim was repaired. If anyone notices areas still needing repairs, they should call ResortQuest 970-468-9137.

OLD BUSINESS

Insurance Deductible Policy - Janet Scervino said the Board recently met and reviewed the Insurance Deductible Policy effective November 1, 2002. After discussion it was decided that the Policy would stay in effect. "The Frostfire HOA will not accept responsibility for paying the \$1,000.00 insurance deductible cost for damages that may occur in a unit. Any loss assessed to you, the unit owner, from the Association may be claimed on your Condominium Unit Owners (HO6) or like policy by submitting to your carrier directly."

Appliance Replacement - In July 2002, the Insurance Deductible Policy urged owners to replace hot water heaters, change hoses on washing machines, and install shut off valves on ice maker lines. In September 2002, a second maintenance letter was mailed informing owners of the various problems with appliances and instructions on how to correct these issues. It was asked of owners to have these items addressed before January 1, 2003. A mandatory letter was then sent stating that all original Hot Water Heaters **MUST** be replaced by June 15, 2003 and other appliances (ice makers, garbage disposals, washing machine hoses, and toilet connections) should also be addressed. Since that time, more problems have been caused by old, original, faulty appliances. The Board will have ResortQuest take a new inventory of appliances. The Board will meet to

discuss action to be taken with items not replaced as requested. The action will include
Hot Water Heaters
Ice Makers
Washing Machines
Toilets
Signage for Main Water Shut Off
Posted inventory of appliances and replacement dates

NEW BUSINESS:

Deck Staining - Supplies will be made available to owners to power wash and paint their decks this year. Please contact ResortQuest to obtain materials.

"A" Hot Tub - Several spa companies have visited the spa area. They have identified several issues with the "A" tub. Repair estimates start at \$750 and go up to \$50,000 for a full shell and deck replacement. The Board will continue to search for a cost effective solution, but will replace the tub if necessary. The deck will not be replaced at this time.

Election - Mary Parrott announced that it was the end of Ron Fieldler's term. She asked if anyone wanted to take over the position of Treasurer. Dick Hawkinson made a motion to re-elect Ron Fieldler for another two-year term. Stanley Tyms seconded the motion. The vote was unanimous.

Satellite TV/Hi-speed Internet - Comcast is currently installing new cable throughout Summit County. This work should be completed by October 2003. Comcast will soon be expanding their current service to include an additional 18 (approx.) stations. They will also offer more digital stations, high definition TV and hi speed Internet. Comcast currently charges \$24.75 per month per unit. **Wavelength** offered Frostfire a proposal to purchase satellite equipment for \$15,280.50 and then pay approximately \$12.00 per unit per month. It would take approximately two years to pay the equipment off. Frostfire would then have a lower telecommunications cost. ResortInternet also offered Frostfire a proposal for hi-speed internet service.

All items were discussed. The general consensus was to remain with the current provider, Comcast, until their new products become available and see what the rate increase will be next year before revisiting these items.

Keystone Bus Service - Rates were again raised on the Keystone bus service. Last year Frostfire paid \$3,023.40 for this service. The general consensus was that very few people use the bus. Most skiers walk across the wetlands or use their own vehicle for transportation. It was decided to discontinue the bus service. Peter Schutz said ResortQuest is considering offering van transportation to two other associations in the area. That will allow Frostfire to maintain a transportation service for a much lower cost.

Building Staining - The East side of the building is scheduled for painting this summer.

Wetlands Walkway - Summit County has written to Frostfire and asked them to remove the dilapidated walkway by Cinnamon Ridge, as it is now a liability. Most of this

walkway sits on Frostfire property. Cinnamon Ridge would like to repair the walkway. The Board has instructed Cinnamon Ridge that they must receive in writing by August 15, 2003, a repair plan with start and completion dates as well as a contract stating who will maintain the walkway in the future. If no plan is received, Frostfire will have the walkway removed for a cost of \$5,800.00.

NEXT ANNUAL MEETING:

July 24, 2004 was set as the next Annual Meeting Date.

ADJOURNMENT:

With no further business to discuss, the meeting was adjourned at 4:00 pm.

Minutes approved by _____ Date _____