

**Frostfire Condominium Association  
Annual Homeowner Meeting Minutes**

**I. Call to Order / Introductions**

The annual meeting of homeowners was called to order at 1:35pm. Present at the meeting were:

|                                    |                                  |
|------------------------------------|----------------------------------|
| A01 – Tom Richter                  | C37 – Merrel Miller              |
| A34 – Brad Clifford and Chip Wench | D08 – Ronald and Johanne Fiedler |
| B04 – J. Michael McGee             | D39 – Mary Parrott               |
| B20 – Mark Brigham                 | E42 – Gary Howard                |
| C06 – Joe Gomez                    |                                  |

Represented by proxy were the following units:  
A17; B36; D24, D40 and E26.

With 9 units represented in person and 5 in proxy, a quorum was reached.

Representing ResortQuest were Shedd Webster (ResortQuest, General Manager), Natrisha H. Williams, Property Manager and Bryan Vaille, on site maintenance technician. Also present was Reed Hoffmier, the rental manager for Keystone.

**II. Proof of Notice**

Proof of notice of the meeting was provided in accordance with the declarations and bylaws of Frostfire in a mailing to the ownership.

**III. Review Minutes of Last Meeting**

The minutes of the last annual meeting held on July 26, 2003 were reviewed. Mr. Clifford made a motion to accept the minutes. The motion was seconded by Mr. Joe Gomez. The minutes were approved unanimously.

**IV. President's Report**

Mary Parrot in presenting the presidents report added that most items would be covered later on in the agenda.

**V. Treasurer's / Financial Report**

Ron Fiedler presented the treasurers report as of June 30, 2004. He reported that the Year to Date Financials were good news as the expenditures are less than budgeted. Current assets were \$59,800 with \$15,400 in payables. Mr. Fiedler went through a list of probable major expenditures for 2004 – 2006. These expenditures included Final Payment of Satellite, Fencing around hot tubs, Replacement of Hot Tub A, staining, removal of walkway and repairs and seal coat to parking areas. The estimated cost over the next 2 years would be range from about \$28,000 to approximately \$75,000.

**VI. Managing Agent's Report**

Natrisha Williams presented the managing agents report. Ms. Williams went through a list of completed items as well as pending items for Frostfire. She added that she included in the meeting packets a list of contact numbers for staff at ResortQuest as well as resumes of Shedd and herself. She further explained the roles of Bryan Vaille and Jose Rodriguez. Mr. Howard expressed that he was very pleased with the condition of the complex and the care and maintenance thereof. Ms. Williams introduced Shedd Webster who gave a brief outline of his role with ResortQuest and where ResortQuest would be headed in the future. He also explained the acquisition of ResortQuest by Gaylord.

## **VII. Old Business**

### *1. Satellite TV/Hi-Speed Internet:*

Natrisha Williams provided an outline of the satellite service. The satellite service was scheduled to be installed by the end of August. There would be a total of 25 channels. Owners would not be able to add additional channels on an individual basis. Ron Fiedler added that the company had been really slow in having the installation completed. Questions were raised regarding the installation and whether access to the units would be required. Bryan Vaille answered that nothing would be done in the units except to add a remote control and channel guide. All work would be done from the control rooms.

### *2. "A" Hot tub*

Natrisha Williams presented a report on the A hot tub. The hot tub had been shut down due to recurring leaks from cracks in the tub shell, the lack of support under the shell, lack of insulation around the piping and erosion of the sand below the hot tub. Ms. Williams broke down expenses to the hot tub by year and expense type. The A hot tub had cost the Association a total of \$36,854.46 over a span of 5 years. Ms. Williams presented 3 options to the ownership present which were:

- Option A – Removal of Existing Hot Tub, Area would be converted to Patio and Barbeque area. The cost was estimated at \$6900.
- Option B – Repair to existing Hot Tub and addition of Supports. The cost was estimated at \$17,350.
- Option C – Replacement of Hot Tub with new Hot Tub and Support. Estimated Cost was \$37,760.

Ms. Williams added that option B was not recommended as it would not be a permanent solution. The membership concurred that this was not a viable option. Option A and C were the two options that needed to be decided between by the membership.

There was much discussion that it would not be fair to the owners of Buildings A and B to remove Hot Tub "A". Removal of the Hot Tub would require the approval of 75 % of the ownership and would be the objection from the owners present; the Board agreed that a motion to remove the hot tub would not be passed. Option C was left as the only viable option.

Discussion followed as to the accuracy of the pricing estimate for option C. Mr. Richter

proposed that the existing piping be used in order to save on cost. Bryan Vaille added that he was not certain but could not see why the existing piping could not be used. Mr. Clifford suggested that contractors in Denver be sought for prices on hot tubs. Shedd Webster added that while Denver prices may be cheaper, the hot tubs are not built to withstand the conditions in Summit County. He suggested that a self contained hot tub be considered as they worked out cheaper in the long run.

A motion was passed to pursue Option C and to obtain a special assessment from the ownership for the replacement of Hot Tub A with a new hot tub. The total amount of the special assessment would not exceed \$40,000. This amount would be assessed to each unit according to their share.

### *3. Firewood*

Mary Parrott gave a report on the firewood. Ms. Parrot noted that the Association would purchase the wood in order to obtain a bulk rate. Thereafter, the wood and cost thereof would be split amongst those units with wood burning fireplaces. Each unit will be charged for the delivery of the wood to their unit.

### *4. Wetlands Walkway*

Natrisha Williams provided a follow up of the Wetlands Walkway. Ms. Williams went through the history of the walkway starting with the inspection by the county and the loss control agent from Farmers Insurance. Per the inspections, Frostfire was asked to repair, replace or remove the bridge. A group from the Cinnamon Ridges proceeded to make some repairs to the bridge. Estimates obtained proved that the cost to replace the bridge would far outweigh the benefits. As a result, Cinnamon Ridge II and III opted out of any involvement with the bridge. Cinnamon Ridge I did not respond to the letters sent. Hence, Frostfire had to decide what should be done with the bridge. The cost of removal would be approximately \$5000. Mr. Brigham added that Frostfire did not put in the first or second bridge nor was it involved in any of the repairs to the bridge and so should not be liable for any cost with regards to the bridge. Mary Parrott added that it might be more feasible for Frostfire to remove the bridge than to get into lawsuits regarding which the liability belonged to. Ron Fiedler added that Natrisha and he would be talking to the County representative as well as Farmers Insurance to see what, if anything, Frostfire needed to do.

## **VIII. New Business**

### *A. Hot tub Fence*

Per the insurance inspection, Frostfire was required to add hot tub fences around all hot tubs. The lowest bid received was \$4,000. Frostfire will commence with the addition of the fence around Hot Tub E in the fall. The bids received for Hot Tub A will include the addition of a new fence.

### *B. Plat Maps*

Mr. Chip Wench presented a plat map of Frostfire. His concerns stemmed from the probability that Keystone may be “misclassifying” land belonging to Frostfire in order to obtain approval for a new 900 unit complex at the base of Mountain House. It was felt that should this be the case, Frostfire might be in a position of monetary gain from

Keystone. Discussion continued as to the accuracy of the plat maps. It was decided that Natrisha Williams would obtain current copies of the maps as well as write a letter to the County requesting information about the proposed development in Keystone and the classification of Frostfire land.

**IX. Election Of Directors**

Mary Parrot and Merrel Miller were re-elected to the Board of Directors.

**X. Next Annual Meeting Date**

The next annual meeting date was set for Saturday, July 23, 2004.

**XI. Adjournment**

The meeting was adjourned at 5:25pm.

Approved by: \_\_\_\_\_ Signature: \_\_\_\_\_  
(President)

Respectfully Submitted by:  
Natrisha H. Williams