

CINNAMON RIDGE II CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
OCTOBER 3, 2020

The meeting was called to order at 9:03 am. Owners present were Ward Rikala, Jon and Holly Barr, Norm Dellosso, Bob Paterno, Jim and Mary Cramer, Eve McDonald, Mike and Amy Ryan, Rick Zimmermann, and Gene and Janet Ford. Dan Booco provided a proxy. A quorum was present. Kevin Lovett and Katie Kuhn were present on behalf of Summit Resort Group Property Management.

I. Proof of Notification and Quorum

Notice was sent September 3, 2020, a quorum was achieved with those in attendance and by proxy

II. Minutes

The minutes of the 2019 annual homeowners meeting were reviewed. Jon Barr made a motion to approve; Mary Cramer seconded and the motion passed.

III. Financial Report

Financial Report as of August 31, 2020 close

August 31, 2020 close financials report that we have \$8,516 in Alpine Operating, and \$21,626 in the Alpine Reserve Account.

August 31, 2020 Profit & Loss Statement reports that we are \$2,565 favorable to budget in operating expenses mainly due to being under budget in Landscaping (\$1,589 under).

Proposed Operating Budget 2021

Ward Rikala moved to ratify the proposed 2021 budget. Gene Ford seconded and the motion carried with all in favor.

Management Fees	No Change
Postage and Office	No Change
Meeting Expense	No Change
Repairs and Maintenance	No Change
Water and Sewer	No Change
Snow Removal	No Change
Cable TV	Increased 5% per contract
Internet	Increased \$84 per actuals
Trash Removal	No Change
Common Area Utilities	No Change
Security System	No Change

Building & Ground Improvement	No Change
Landscaping Expenses	Decreased \$816 per actuals
Contingency fund	No Change
Reserve Contribution	No Change

IV. Managing Agents Report- Katie Kuhn reported on the following Completed Items

- Fire extinguisher inspection
- 2019 tax returns
- Repairs to Unit 2 due to pipe leak
- Seal coating and line striping
- Downed streetlight removed and electrical capped off

V. Old Business
There was no old business to discuss.

VI. New Business

- Gene mentioned that the stairs are starting to wear down and thought installing treads on the edge of the stairs may be beneficial for traction and extending the life of the stairs. It would cost about \$8,000 to do this, so something that would need to be budgeted well.
- Gene also noted that the railing for the stairs was rusting and should be extended to the bottom for safety purposes.
- One hot water heater is due to be replaced, as it is currently out of service and non-functional. It will cost about \$15,000.
- All the owners were extremely appreciative of Gene Ford and all the work he has contributed to Cinnamon Ridge II over the years.
- Katie went over a couple annual disclosures, including a homeowner education piece and where to find the governing documents, minutes, financials, etc.
- Owners were reminded to not place furniture or large items in dumpster or enclosure. If you need help removing, contact SRG. Boxes should be broken down before putting into dumpster, and please be a good neighbor and help keep the enclosure tidy.
- Carbon Monoxide detectors should be installed in every unit and tested frequently for proper operation. If you are renting your unit, you are required to have a CO detector.

VII. Election of Directors
Ward Rikala, Bob Paterno, Jon Barr, and Brandon Harbaugh volunteered to be on the Board. A secret ballot will be conducted via email and the new Board Members will be announced after the results are tallied.

VIII. Next Meeting Date

The 2021 Annual Meeting will be held October 2nd at 9am.

IX. Adjournment

With no further business, the meeting was adjourned at 9:47 am.