

**FROSTFIRE CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
JULY 30, 2011**

**I. CALL TO ORDER AND INTRODUCTIONS**

The meeting was called to order by Mary Parrot at 9:07 a.m. in the Best Western Dillon Conference Room.

Board Members Present Were:

Mary Parrott, President, Unit D39  
Marie Keeney, Secretary, Unit C38

Merrel Miller, Treasurer, Unit C37

Owners Present Were:

Thomas & Judy Richter, Unit A1  
Lou and Steve Paddock, Unit B36  
Darold Douglas, Unit C5  
Lisa Kehaya, Unit C22  
Gary & Debbie Howard, Unit E42  
Ronald & Joanne Fiedler, Unit D8  
Stanley Tyms, Unit E10

Bud and Alice Clifford, Unit A34  
Deborah Yoder, Unit C21  
George Fornnarino, Unit C6  
Frances Summerhill, Unit B4  
Diane Johnson, Unit E9  
Candi Vene, Unit E26, Unit D-24

Representing Summit Resort Group were Peter Schutz, Kevin Lovett and Kevin and Wendy Curry. Kyle Wiseman of Summit Management Resources was recording secretary.

**II. PROOF OF NOTICE AND DETERMINATION OF QUORUM**

Notice of the meeting was provided in accordance with the Bylaws. A copy was included in the meeting packet. With 15 units represented in person and four by proxy a quorum was reached.

**III. REVIEW PREVIOUS MEETING MINUTES**

Bud Clifford made a motion to approve the minutes from the July 31, 2010 Annual Meeting as presented. Thomas Richter seconded and the motion carried.

**IV. FINANCIAL REPORT**

Merrel Miller presented the Treasurer's Report.

*A. 2010 Year-End Status*

The Association ended the year \$783 favorable to budget. Roof snow removal was under budget due to a change in removal strategy. Building and Hot Tub Maintenance were also under budget.

*B. Review of 2011 Budget Changes*

Changes to the 2011 Budget included:

1. Internet – 15% increase

2. Electricity – 24% increase
3. Roof Snow Removal – 20% decrease.
4. Hot Tub Repairs – \$1,430 annual increase.
5. Trash – 32% increase
6. Insurance – 7% increase

*C. 2011 Year-to-Date Status*

As of June 30, 2011 the Association was operating under budget. Line items that were under budget included Hot Tub Maintenance, Landscaping, Roof Snow Removal (invoice pending) and Building Maintenance. Snow Removal was over budget.

*D. Capital Reserve Highlights*

The projected balance by the end of 2020 is about \$100,000. The Reserve contribution was increased last year to \$18 per month. In addition, a Special Assessment of \$42 was collected this year in order to fund the future replacement of the E building hot tub. The \$42 will continue to be collected in 2012.

Kevin Lovett said bids were being obtained for the replacement of the major elements of the E building hot tub. There was discussion about the temperature of the hot tub water; some felt it was too high, some felt it was too low. The tubs are kept at 102 degrees. Marie Keeney suggested posting a notice with a phone number to call if there are problems with the hot tub. Kevin Lovett recommended calling Summit Resort Group regarding any issues.

**V. MANAGING AGENT'S REPORT**

Kevin Lovett reviewed the Manager's Report. He expressed his thanks to Kevin and Wendy Curry and to the Board.

*A. Completed Projects*

1. Touch-up painting has been done in various areas.
2. Annual inspections of the fireplace and fire alarm systems have been completed. Roof inspections are pending.
3. Striped the parking lot.
4. Added a solar powered light in the dumpster shed.
5. A tree trimming committee has been established.

*B. Completed Capital Projects*

1. Spindles were added to railings in the hallways to close gaps.
2. Exterior painting was completed on the mountain sides of the buildings.
3. Added gutters to the front side of Buildings A, B, and C over the entries.

Kevin Lovett reminded owners to put only recyclable items and not trash in the recycling bins. Darrel Douglas asked about ice on the roof of Building D. Mary Parrott responded that a contractor is called to remove the ice when it builds up. Lisa Kehaya asked the

Board about the downspouts that drain next to her bedroom as they create noise. An affordable solution is available and the Board said they would consider it.

A tree committee has been formed and Mary Parrott asked that committee members stay after the meeting to have a discussion. Mary Parrott also reported that locks have been added to the recycling bins in order to prevent access by bears.

## **VI. NEW BUSINESS**

### *A. Touch-Up Paint*

Touch painting will be done to the outside the entryways as well the common area hallways.

### *B. Bike Rack Relocation*

Mary Parrott asked homeowners if the bike rack should be moved so the sprinklers do not hit it. The majority of homeowners agreed that it is in a central location and a motion was made to keep it in the same place. The motion was seconded and carried.

### *C. Television Channels*

A homeowner commented that there were fewer channels available. Mary Parrott explained that nothing had changed regarding the number of channels. Kevin Lovett noted that channels and HDTV could be added at each individual owner's expense if desired.

### *D. Unauthorized Parking*

Gerald Douglas expressed concern about the parking lots being full. Mary Parrott said the holiday weekends were the busiest. He also asked what could be done about trailers taking up multiple spaces. Mary Parrott explained that the Board encouraged trailer users to park at the end of the lot, beyond the E building. Kevin Lovett thought owners and guests could park large trailers in the Keystone parking lot, with Keystone permission. Owners were reminded that there is one unloading zone designated for luggage drop-off.

### *E. Unit B Door*

A homeowner said that the back door on Building B did not lock. Kevin Lovett will follow up.

### *F. Real Estate Update*

Marie Keeney said there was a Frostfire unit on the market for \$349,999. Peter Schutz reported that the real estate market was down 25% from the high point.

### *G. Lost and Found*

Joanne Fiedler reported that a ring was found in Building D.

### *I. Window Seals*

A homeowner asked if the window seals were an owner or Association responsibility. Kevin Lovett explained that windows are an individual owner responsibility; he recommended contacting Pika Glass, 970-513-7992 for individual window seal issues. There was discussion regarding window replacement. Tom Richter made a motion to maintain the same visible standard when replacing the windows. Marie Keeney seconded and the motion carried. An owner suggested getting a bulk bid for replacing windows for any interested owners

*J. Yahoo User Group*

A Yahoo User Group has been established by Merrel Miller and he suggested homeowners join so to facilitate communication about issues that arise. Marie Keeney instructed homeowners to email Merrill at [millermk32@gmail.com](mailto:millermk32@gmail.com) in order to be added to the group.

*K. Exterior Painting*

A homeowner asked about painting the deck railing outside her unit. Kevin Lovett said the wetlands side of the buildings would be painted next year and the railings would be painted at that time.

*L. Light Timer*

The light timer on the A building will be adjusted.

**VII. ELECTION OF DIRECTORS**

Mary Parrott's term expired and she indicated her willingness to run again. There were no nominations from the floor. A motion was made to re-elect Mary Parrott by acclamation. The motion was seconded and carried. The owners thanked Mary Parrott for her service on the Board and for her work on the landscaping

**VIII. NEXT ANNUAL MEETING DATE**

The next Annual Meeting was set for Saturday, July 28, 2012.

**IX. ADJOURNMENT**

A motion was made to adjourn at 10:10 a.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Approval