HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION
ANNUAL MEETING
November 14, 2020

I. CALL TO ORDER

The Hideaway Townhouses Subdivision Association Annual Homeowner Meeting was called to order at 2:05 p.m. The meeting was held via Zoom.

Board Members in attendance were:

Dave Diehl, Unit 330
Paul Warbington, Unit 328
Cindi Gillespie, Unit 295
Al Grabenstein, Unit 249

Homeowners Present Were:

Kristin Howland, Unit 199
Will & Megan Yahr, Unit 217
Sharon Burson, Unit 239
Melissa Siderfin, Unit 251
Phillip Sparn, Unit 259
David Seyboldt, Unit 265
John Wilson, Unit 271
Mark Laurin, Unit 285
Angela Harmon & Denise Goforth, Unit 304
Jeff Duchin, Unit 314
Matthew Miklovic, Unit 340
John Roberts, Unit 207
Marsha Wilson, Unit 237
David Sears, Unit 247
Justin & April Martisius, Unit 255
Rick Garcia &Gretchen Norton, Unit 263
Beau Hayes, Unit 269
Pam Bergman, Unit 273
David Dvorak, Unit 287
Barb Petersen, Unit 320

Representing Summit Resort Group were Kevin Lovett and Shane Carr.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Notice of the meeting was sent October 14, 2020. With 25 units represented in person and 21 by proxy, a quorum was confirmed.

III. REVIEW MINUTES OF 2019 ANNUAL MEETING

Paul Warbington motioned to approve the minutes of the November 16, 2019 Homeowner Meeting as presented. Al Grabenstein seconded, and the motion carried.

IV. TREASURER'S/FINANCIAL REPORT

The following financial report was reviewed:

A. Year-End Financials

As of December 31, 2019, the Operating balance was $87,360 and the Alpine Bank Reserve balance was $320,034.

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B. *2019 Year-End Operating Surplus*
The Association closed the 2019 fiscal year with an operating surplus of $32,336. The $32,336 surplus was moved to reserves. Dave Diehl moved to ratify the operating surplus transfer to reserves; Paul Warbington seconds and the motion passed.

C. *Year-to-Date Financials*
As of September 30, 2020, the Operating balance was $92,018 and the Alpine Bank Reserve balance was $401,271. The P&L reflects a $44,682 positive variance in Operating expenses.

D. *2021 Budget*
The 2021 Budget as written includes no change to the dues. Additionally, it was noted that $100,000 will be contributed to the reerve account through the regular monthly dues payments in 2021. It was noted that the objective is to conitnue to grow the Reserve Fund to offset expenses associated with future capital projects. With no objection, the 2021 Budget was ratified.

V. MANAGING AGENTS REPORT

Kevin Lovett thanked the Board for their hard work this past year as well as site manager Shane Carr. The following Managing Agents Report was presented:

A. *Projects*
In addition to the "routine" day to day items, the following items have been completed:

-Insurance policy review and renewal
-Low temp alarm inspection and battery change.
-Water backflow annual tests and inspections.
-Minor siding and gutter repairs
-Concrete repairs and replacements
-Asphalt crack sealing
-Exterior touch up painting
-Timber landscape wall repairs
-Unit deck surface (parking lot side of bldgs.) sealing
-Playground project

The following pending projects were discussed:

-Brown shake siding replacement on buildings 10, 11 and 12; It was noted that replacement was completed on building 10, but due to delays, buildings 11 and 12 were not completed. The materials have been stored for winter and buildings 11 and 12 will be completed in 2021.

Future projects under consideration for 2021 were discussed to include:

-Asphalt crack seal and seal coat

-Exterior painting; the possibility of completing a paint color change was discussed. It was noted that any color change must be approved by ENPHA Master Association. It was also noted that there is an additional significant expense associated with changing the paint color.

B. Owner Reminders

-Owners should review the House Rules with renters and guests.
-Rentals of less than 30 days are prohibited. Owners who rent long than 30 days must provide the Association with a copy of their lease.
-Pets must be kept on a leash and owners must pick up after their pets.
-Parking is allowed in designated areas only. Owners and tenants are not allowed to park in the guest parking spots.
-Thermostats should be kept at a minimum of 55 degrees to prevent frozen pipes.

C. Owner Education

SRG presented an Owner Education piece about "Insurance" and discussed HOA coverages in place. Owners were reminded to ensure that they have an "HO6" policy.

VI. OLD BUSINESS

The following Old Business item was discussed:

A. Owner workdays; Owners were thanked for participating. Al noted that 351 owner workday hours were submitted in 2018, 375 hours in 2019 and over 421 hours worked in 2020. These efforts result in significant savings to the HOA.

VII. NEW BUSINESS

The following New Business item was discussed:

A. Playground; The Homeowners discussed the playground area. It was noted that the playground equipment was removed. The equipment was in need of costly repair and was used primarily by residents of neighboring HOA's. Future possibilities for the area were discussed to include the addition of irrigation and grass. It was noted that the Town of Silverthorne owns the majority of the area and the Hideaway has a revocable use license. ENPHA also owns a portion of the land. ENPHA has stated that they will participate in funding for irrigation and grass additions as well as possibly the Ranch HOA. An Owner asked if the picnic tables could be moved. This will be investigated. The possibility of a gazebo addition was also discussed.

VIII. OWNER FORUM

Owner Comments

The following general Owner Comments were made:

-An Owner asked about procedure to make improvements to the front landscape bed. It ws noted that all areas outside of the unit are "common" and Owners are required to receive

HOA approval prior to making any modifications to the exterior ground (and buildings). The Owner will email SRG request and the HOA will review.

-An Owner requested that the snow shovelers push snow out further away from the buildings to allow the snowplow better access to remove.

-An Owner commented on the "closed" signs on the Raven Golf Course path. The Owner asked if the nordic ski trails will be open this season at the Raven. It was noted that the Town of Silverthorne is possibly moving the nordic ski trails to the new Summit Sky Ranch park and that this is under discussion. Information will be sent out as it becomes avaialable.

-An Owner asked if the HOA was responsible for individual unit windows. It was noted that per the HOA Governing Documents, windows are the responsibility of the individual unit owners and that Owners wishing to complete repari or replacement of the window must first received HOA approval in order to ensure exterior uniformity is maintained.

-An Owner stated that we have had illegal trash dumpers and encouraged Owners to keep an eye out and report any illegal dumping to SRG.

-An Owner noted that dogs are sometimes running off leash and not being picked up after. It was felt that this was mainly a violation comitted by renters. Owners are reminded to review the house rules with their unit occupants and remind them that pets must be on leash and picked up after. Owners should report infractions to the Police as well as SRG. Additionally, it was noted that an "orange cat" is often roaming at large and this is a violation of the rules as well.

-An Owner noted that she had "plug in" heat tape on the front of her unit. SRG will investigate this.

IX. BOARD OF DIRECTORS ELECTION

There were no Board member terms expiring this year.

X. NEXT MEETING DATE

The 2021 Annual Meeting is tentatively scheduled for a Saturday in mid-November 2021. Date and time to be determined.

XI. ADJOURNMENT

The meeting was adjourned at 10:00 a.m.

Approved: _____