

**HOMESTEAD AT THREE PEAKS ASSOCIATION
ANNUAL HOMEOWNER MEETING
November 8, 2021**

I. CALL TO ORDER

The meeting was called to order at 9:02 a.m. The meeting was held via Zoom.

Board members in attendance were:

Annamarie Neal, Unit 3002
Matthew Mathis, Unit 3003
Tee Argenbright, Unit 3007

Owners in attendance were:

Claire Joyce, Unit 3000
Dave Paynter, Unit 3004
Rushton McGarr, Unit 3008
Stephen Malkewicz, Unit 3010

Representing Summit Resort Group was Kevin Lovett.

II. PROOF OF NOTIFICATION AND CERTIFICATION OF PROXIES

With 7 properties represented in person and 1 by proxy, a quorum was reached.

III. APPROVE PREVIOUS MEETING MINUTES

Anne Marie made a motion to approve the minutes of the November 16, 2020 Annual Owner Meeting as presented. Steve Malkewicz seconded, and the motion carried.

IV. FINANCIAL REPORT

Kevin Lovett presented the financials as follows:

December 2020 Fiscal year end close financials

The December 2020 year-end Balance sheet reports the following account balances:

\$2,672 in operating
\$29,104 in reserves
\$75,214 CD
\$51,533 CD
\$25,686 CD

September 2021 close financials

The September 2020 Balance Sheet reports the following account balances:

\$238 in operating
\$33,270 in reserves
\$75,214 CD
\$51,533 CD
\$25,668 CD

The September 2021 P & L reports \$32,217 of actual expenditures vs \$35,463 of budgeted expenditures.

Budget 2022

The 2022 budget was presented to include review of 2022 projected expenses. An 8%, \$30 per unit per month increase to dues was proposed. With no objection, the budget was considered ratified.

Capital Reserve Plan

The Long-Range Capital Reserve Plan was reviewed to include discussion of future capital expenses. It was noted that an allocation of \$16,680 will be contributed to reserves in 2022. 2022 Projects include asphalt crack sealing, exterior painting and an allocation for dumpster enclosure repairs

V. OLD BUSINESS

The following Old Business items were discussed;

A. Projects; The following projects were reported on as complete:

- Landscape maintenance, weed spraying, tree treatments
- Vole remediation (ongoing)
- Irrigation blow out
- Secured Greenscapes for snow plowing for 2021-22 season
- Water annual Backflow inspection
- Deck post cap install
- Dumpster camera installed

B. Property Management Agreement;

The Property Management Agreement renewal is February 1, 2022. SRG will send renewal proposal to the Board for review.

C. Unit Security checks, Deck shoveling and Smoke CO Detector Battery change; It was noted that Summit Resort Group is available again this year for unit security checks, unit deck shoveling and smoke/ CO detector battery changes. If you are interested in any of these services, please contact Summit Resort Group to set up.

VI. NEW BUSINESS

The following new business items were discussed:

A. Exterior Building Stain Color;

The Owners discussed the exterior building color. Owners agreed that during the next round of exterior building staining to move away from the orange/ reddish color. Color samples as well as stain products (it was noted that the siding may have “graduated” from the semi-transparent to a semi-solid or solid body stain) will be reviewed in conjunction with the next painting cycle.

B. Owner Education;

SRG present an Owner Education piece reviewing insurance coverages. As an owner at the Homestead at Three Peaks you are responsible for carrying all insurance coverage on your

home to include property and liability. The Homestead at Three Peaks HOA does NOT carry any coverage on your home. The Homestead HOA insurance policy only covers the Common Areas, the Dumpster Enclosure and Directors and Officers Liability.

C. Dumpster / trash/ recycling area;

The Owners discussed the dumpster / trash area. Owners believe that illegal dumping continues to occur despite the deterrent camera and signage installs. Upon discussion the Owners agreed to have a punch code lock installed on the dumpster entry gate; SRG will coordinate the install and the code will be sent to Owners.

VII. ELECTION OF OFFICERS

Annemarie's term expires this year. The Owners wished to continue the plan of having each owner cycle through serving a term on the Board. Steve Malkewicz was nominated to serve. Matt Mathis will become the President this year, Tee Argenbright will move into the Vice President role and Steve Malkewicz will serve as Secretary / Treasurer.

VIII. NEXT MEETING DATE

The next Homestead at Three Peaks HOA annual meeting will be held on a Monday in November 2022; exact date TBD.

IX. ADJOURNMENT

With no further business, the meeting adjourned at 9:34 am.

Approved: _____11-14-22_____