

**ANNUAL HOMEOWNER MEETING**  
**June 29, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 4:00 p.m. via Zoom.

Owners present were:

Unit A – Pat and Don Angell

Unit B – Raymond White

Unit C – Joanne and Jared Wandry

Unit D – Mike and Kris Ford

Representing Summit Resort Group was Kevin Lovett and Robert Loeb Jr.

**II. PROOF OF NOTICE**

Notice of the meeting was sent May 29, 2021.

**III. DETERMINATION OF QUORUM**

With all properties represented in person a quorum was confirmed.

**IV. APPROVE PREVIOUS MEETING MINUTES**

Kris made a motion to approve the minutes of the June 30, 2020 Annual Meeting as presented; Joanne seconded, and the motion carried.

**V. TREASURER'S/FINANCIAL REPORT**

Association financials were reviewed as follows:

December 2020 (2020 fiscal year end) close financials report \$707.82 in the Operating Account.

May 2021 close financials report \$3,686.28 in the Operating Account.

The May 2020 Profit and Loss vs Budget reports \$11,536.28 of actual expenditures vs \$10,365.00 of budgeted expenditures. The variance is primarily influenced by Moorings' electrical usage.

The Capital Reserve Plan to include future projects was reviewed and discussed. The major projects planned for the future included the following: fence post repair, exterior painting, and asphalt repair. Additionally, it was noted that lilac shrub pruning, and gutter cleaning will be completed.

The Owners agreed to fund the painting and asphalt projects by special assessment of \$1150 per unit.

**VI. MANAGING AGENT'S REPORT**

The following managing agent report items were discussed:

*Completed Items*; were reviewed to include:

- Routine maintenance items
- Flower bed cleanup, planting
- Preventative tree treatments
- Plumbing backflow device testing, passed (2020)
- Ongoing, Orkin pest control (voles)
- Roof replacement
- Soffit board repair
- Gutter cleaning

## **VII. OLD BUSINESS**

There were no old business items to discuss.

## **VIII. NEW BUSINESS**

The following new business item(s) were discussed:

- A. Dog Waste: It was mentioned that there was a good bit of dog poop in the backyard of the property. Management has picked up the poop and emails have been sent out. It was noted that the poop is believed to have come from Chateau Claire residents, we would like to remind all communal residents to be respectful of the rules in place.
- B. Window Frames: Unit window frames were also talked about. Windows are the maintenance and replacement responsibility of individual unit Owners. Owners noted that repair to opening / closing mechanisms as well as refinishing (painting) of the interior of the wood window frames is needed on some windows in some of the units. Unit Owners will create a list of the windows in their units that need attention, noting which window and what the repair need is, preferably by mid-August. SRG will then work to find a contractor to assist Owners with the repairs. Owners wishing to proceed will then be responsible for all costs associated with the work completed in their unit.

## **IX. ELECTION OF DIRECTOR**

The Owners moved to appoint Joanne Wandry and Raymond White to the Board of Directors. Don Angel and Mike Ford were thanked for their years of service!

## **X. SET NEXT MEETING DATE**

The 2022 Annual Meeting will be held on Tuesday June 28<sup>th</sup> at 4:00 pm.

## **XI. ADJOURNMENT**

With no further business, the meeting adjourned at 4:40 pm.

Approved: \_\_\_\_\_ 6/28/2022