

CINNAMON RIDGE II CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
OCTOBER 5, 2019

The meeting was called to order at 8:57 am. Owners present were Robert Paterno, Michael Reid, Gene and Janet Ford, Jim and Mary Cramer, and Norm Dellasso. Units 1, 2, 3, 8, and 9 were represented by proxy. A quorum was present. Kevin Lovett, Katie Kuhn, and James Polfer were present on behalf of Summit Resort Group Property Management.

I. Proof of Notification and Quorum

Notice was sent September 19, 2019, a quorum was achieved with those in attendance and by proxy

II. Minutes

The minutes of the 2018 annual home owners meeting were reviewed. Robert Paterno made a motion to approve; Gene Ford seconded and the motion passed.

III. Financial Report

Financial Report as of August 31, 2019 close

August 31, 2019 close financials report that we have \$11,759 in Alpine Operating, and \$113,755 in the Alpine Reserve Account.

August 31, 2019 Profit & Loss Statement reports that we are \$2,532 favorable to budget in operating expenses mainly due to being under budget in Repairs and Maintenance (\$2,096 under) and Water (\$1,307 under).

Operating Budget 2020

The 2020 Budget includes a 5% Inflationary Dues Increase for insurance, management, utilities, and landscaping. Gene moved to approve the budget as presented. Robert seconded and the motion carried with all in favor.

Accounting and Legal	No Change
Insurance	Increased \$1,124 - 5% Increase eff. April
Management Fees	Increased \$432 per agreement
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	No Change
Internet	Decreased \$120 per actuals
Trash Removal	No Change

Common Area Utilities	Increased \$288 per actuals
Security System	Increased \$76 per actuals
Landscaping Expenses	Increased \$1,200 for repairs from remodel
Reserve Contribution	No Change

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

- Fire extinguisher inspection
- Roof inspection
- Siding remodel in progress and close to complete – owners will be asked to contribute to the punch-list if there are any items near their unit that need attention after completion.
- 2018 tax returns
- Broken smoke detector repaired
- Parking lot lines painted

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

VI. New Business

- Katie went over a couple annual disclosures, including a homeowner education piece and where to find the governing documents, minutes, financials, etc...
- Norm noted that there may be a coating for the flat roof which would extend the life. Katie will ask the local roofers if this is an option.
- James noted that the carpet should be shampooed this fall to help prolong the life. Owners agreed.
- 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.
- Landscaping was discussed. The budget has been increased in 2020 for repairs to the rear. The hoses weren't set up this summer for the front area in an effort to save money and see how the grass fared. That area belongs to Frostfire but Cinnamon Ridge 2 bears all the expense in maintaining it. It looked good all season but has started to brown with the col night temperature.
Mary Cramer stated that there's an area at the back the sprinkler doesn't reach. This will be checked out in the summer.
Mary Cramer said that the jagged rocks on the far side of the patio can make it difficult to walk across, and she would like round stones to be

installed. The Board will discuss it. She also brought up the rose bush that James trimmed to the ground last year. This year ye will trim it down and apply root-killer to discourage it from growing back.

- There was a leak in unit 2 due to a shifted drain line in the wall. The HOA will pay for repairs since it was a common element that failed. A bid will be sent to the Board when received.

VII. Election of Directors

All Board Members (Gene, Ward, Robert) expressed interest in staying on the board. Mary Cramer said that she felt a woman should be on the Board and volunteered. A secret ballot was cast, and Gene, Robert, and Ward were voted onto the Board.

VIII. Next Meeting Date

The 2020 annual meeting will be held October 3rd, at 9:00 am at the Summit Resort Group office.

IX. Adjournment

With no further business, the meeting was adjourned at 10:10 am.