

LODGEPOLE VILLAGE TOWNHOMES – LOT 13

HOMEOWNERS' ASSOCIATION ANNUAL MEETING NOTES

January 12, 2019

The regularly scheduled Annual Meeting of the Lodgepole Village Homeowner's Association was held on Saturday, January 12th, 2019, at the Gore Trail Clubhouse. The meeting was called to order at 5:07 P.M.

ROLL CALL The unit owners noted below were in attendance (in person or by teleconference) or submitted a proxy:

Unit Number	Owner Name	Budget Ratify
	Andrew and Sandra Ellison	N/A
	John Berger	N/A
	Laurie Tatlock	N/A
	Ira Lehman	N/A
	Chris and Nicole Saro	
	Tom and Tina Busey	

*NA means "not applicable" as they allowed the person to whom their proxy was addressed to vote in their stead, or they were present for the meeting and voted on their own behalf **Y denotes a "yes" vote on the proxy

Present from Red Mountain Community Management [RMCM] were Josh Shramo, Community Manager and Sheila Skaggs, CMCA, HOA Assistant.

Introductions were made of the Board and RMCM, and owners present. Quorum (51%) was established with 9 units represented. (4 Proxies and 5 Units present)

APPROVAL OF MINUTES

Resolution: Upon motion made, duly seconded, and unanimously carried, the minutes from the January 6, 2018 were approved.

FINANCIAL CONSIDERATIONS

2019 – 2020 HOA Budget

- The HOA monthly fee will increase by \$20/month for a total of \$400/month. The increase in the amount the HOA deducts from your bank account will be automatic and will begin in February 2019.
- The HOA budget also includes a special assessment of \$3000 per home owner. The HOA board is asking that this payment be made by September 1, 2019. Josh Shramo (RMCM) will be notifying all homeowners on how to make this payment.

- A homeowner wanted to know if the Buffalo Mountain fire this last summer, damaged any structures or roofs in Lodgepole Village. No damages have been noted. The Summit County Fire Department did a fantastic job in protecting properties on the mountain.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2019 - 2020 including a \$20 dues increase was ratified.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2019 - 2020 including one time Special Assessment of \$3000 was ratified.

The November financials were reviewed. The financials seem to be “in line with the budget.” The Balance Sheet reflected that there are current Total Assets of \$118,863.72 and Total Liabilities of \$742.50, amounting to a Equity \$118,121.22, and Total Equity and Liabilities of \$118,863.72.

The Profit and Loss Statement was reviewed: Income is within \$5.00 of Budget.

Line Items review:

Snow Removal costs are up a little, but the total operating expenses are only off by \$3,000 of budgeted forecast

PRESIDENT’S REPORT

- The asphalt will be replaced in spring 2019. This repair may take up to several days and will limit vehicle access to units 30, 34, 40, and 44. It was supposed to be completed in fall 2018 but the timing did not work so it will be completed in spring 2019. Josh Shramo (RMCM) will notify everyone when this work will occur.
- The Special Assessment will be used to fund roof replacements for 3 to 4 roofs this season. The project will continue each season until all the units are completed. The roofing company will determine which units are in the worst condition to start. Our intent is to have the roof work completed by end of June. Josh Shramo (RMCM) will notify everyone when this work will occur.
- The road and roof work that the HOA has planned will greatly deplete our reserve budget which is currently approximately \$118,000. The roof and road work is the largest expense the HOA has incurred over it’s 20+ years of existence. As a result, all homeowners should anticipate another special assessment next year (2020-2021). Currently, the HOA board estimates this to be approximately \$3000 to cover remaining roof replacement but that will be decided in 2020.
- When hiking on trails in the Wilderrest area, please be mindful of falling trees. There is pine beetle kill, etc which can fall at any time.
- Trash removal service was switched to Waste Management because Timberline was not providing good service.
- Outside unit changes have to be approved by the Board of Directors.
- Mr. Ellison provided a weather history of the area

REPORT OF MANAGEMENT

- It is winter so the largest labor concentration is snow shoveling.
- Chris would like to know if a wider path can be shoveled in front of the garage doors. The plow leaves a berm which is difficult to drive over.

ELECTION OF DIRECTORS

Two terms of board members (Denise McDavid and Steve Weiner) expired. Both Denise and Steve could not attend the annual meeting. Therefore, homeowners present at the HOA reelected both Denise and Steve to the HOA board in absentia with the understanding that either could decline their reelection to the board. Subsequently, Denise has declined to continue as a HOA board member. In addition, Laurie Tatlock was elected to the HOA board. Thus 2019-2020 Lodgepole Village HOA board members are: Andrew Ellison, Steve Weiner, John Berger, and Laurie Tatlock.

NEW BUSINESS

Rentals:

The HOA homeowners discussed property rental rules for the Lodgepole community. The HOA declarations do not limit short or long-term rental of a homeowner's property. Silverthorne has issued short term rental regulations will **become effective June 1, 2019**. There was a discussion if the HOA should it's own rules regarding renting of homes which would require a change to our HOA Declarations. The general consensus of those in attendance was not to make any changes to HOA Declarations at this time. Homeowners who rent should post the Rules and Regulations inside the unit.

Unit Welfare Inspections:

Homeowners are reminded that Josh Shramo (RMCM) is available to check on your units on a regular or ad hoc basis. Contact Josh directly if you like him to perform this service for you.

OLD BUSINESS

- Next Meeting Dates:
Work Day/Potluck: June 1, 2019
2019 Annual Lodgepole HOA Meeting: January 4, 2020.

ADJOURNMENT

- The meeting adjourned at 6:27 p.m.