

VILLAMONT at DILLON HOMEOWNERS ASSOCIATION

ANNUAL MEETNG – January 19, 2019

The Villamont at Dillon Homeowners Association held its annual meeting on January 19, 2019, at the Buffalo Mountain Metro District Office Building. Attendees included Directors Shawn Biehl, Carlos Conti, Katherine Stowinski and Maria Henry (on phone), and the owners listed below as present or represented by proxy. Jessica Colodny, Director, was absent.

Josh Shramo and Sheila Skaggs represented Red Mountain Community Management (RMCM). President Shawn Biehl called the meeting to order at 4:01 p.m.

ROLL CALL AND CERTIFICATION OF PROXIES The following roll call of members present or represented by proxy verified that quorum requirements of 20% of the membership (13 units) were met and that proper notice of the meeting had been sent.

Unit #	Owner	Budget Y/N
6903	Christine Wertley-Snyder	Y
6906	Gregg Pearlman	Y
6913	RJ Sansom (phone)	Y
6915	Julie Piatchek	Y
6923	Guang Yeung	Y
6926	Mark Storey	Y
6927	Scott Stevens	Y
6936	Larry Glover	Y
6951	Lisa Reinhart	Y
6952	Kress Durfee	Y
6956	Kevin Waldron (phone)	Y
6967	Greg Isaacson	Y

APPROVAL OF MINUTES RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on January 20 2018, were approved as written.

FINANCIAL REPORT

Balance Sheet and P&L Statement

- Total current assets as of December are \$ 212,368.55 with liabilities of \$98,540.10. The brings the total Liabilities and Equity of the HOA to \$272,145.64. There is a Long Term Liability with a US Bank loan of \$59,777.09.
- Line Item 45600 is a clearing holding account for a leak claim in the amount of \$4950.93

- Operating Expenses are above budget. This is due mostly to line item 50322 (General Building Maintenance – front deck entry repairs) as well as line Item 50251 (Misc. Trash Removal). Line Item 50271 - Snow Plowing is tracking on budget but Line Item 50276 - Roof Snow Removal is above budget. Line Item 50360 – Grounds and Parking Maintenance is above budget due to an upper parking lot wall repair.
- Line Item 50402 is the electric reimbursement of \$90 per year to owners who have common area light being charged to their unit. If you have an outside building light and have not received a reimbursement, please contact RMCM.
- Water/Sewer overages are reported to owners via a letter sent by RMCM.
- Line Item 51005 Legal Fees are above budget due to legal fees associated with building plats for the decks replacement project.
- The Reserves Expenses are over budget due to the large expense of replacing Entry Decks.
- Fiscal Year 2019-2020 Budget – Mr. Shramo explained the budget and noted points of interest including:
 - a. There is no dues increase budgeted this year.
 - b. Total operating expenses are expected to be up due to normal standard increases.
 - c. The RMCM Management is being raised by 3.7%.
 - d. The Reserve Expenses include partial overlay in the lower parking lot and continuing the deck replacements.
 - e. The US Bank Loan will be paid in full by 2020.

PRESIDENT'S REPORT

- Ms. Biehl thanked the owners in attendance and the Board of Directors for all of their time and their hard work. Larry Glover received special “special thanks” for all the time he commits to volunteering time to the HOA.
- Washer/Dryers are being removed and the room space will be repurposed.
- Short term rentals issues are still a concern to the community especially parking. Guest must be informed of the rules and regulations of the HOA. Vehicles are tagged and can be towed if needed. Owners are responsible for their guests and tenants.
- Dog refuse needs to be picked up. Pets are to be on premise by owners ONLY not tenants.
- The deck replacement project has been a challenge in keeping contractors on track. It is being completed as efficiently as possible given our short construction times and contractor problems. Katherine explained the extreme difficulties with Summit County contractors.
- Shawn hopes that there won't be special assessments for another 5 to 7 years when other major maintenance projects are due.
- Any changes to the exterior such as replacing back decks need to be approve by Buffalo Mountain Metro District and the HOA Board of Directors. Do not commence work until these approvals are completed.

MANAGEMENT REPORT

Mr. Shramo thanked the owners for attending the meeting, and for allowing RMCM to provide management to their complex. He gave a report of management information, and asked owners for concerns or questions including:

- The Rules and Regulations of Villamont have been reviewed and there is a change being implemented immediately which includes a charge of \$150 for repeat offenders. The biggest problem is moving cars for snow plowing operations during the winter months. If cars are not moved per the Rules and Regulations, they will be towed at the vehicle owners expense.
- Reminder: If there are simple things to do on the property, please contribute, and do them because calling the management company just drives up pricing.
- If you short term rent your unit, please make yourself aware of the new Summit County Short Term Rental Regulations. The county implemented these new regulations with fines for noncompliance. RMCM can offer “agent” services for a fee.
- Please note: No storage in hallways and under front decks. Please clean up if you are storing items in these locations. Also, the crawlspaces are not to be used for storage.
- The Flo-Logic installations (leak prevention devices) can be installed for approx \$2100w/labor but Josh spoke to by CountyWide Plumbing and they can do the install at a group discount rate of \$1200. A large group has to sign up all at once to get a group discount.

OLD BUSINESS

N/A

OTHER MATTERS

Election of Directors – All five (5) Board positions are open for election each year. Ms. Biehl, Ms. Colodny, Ms. Strozinski, and Mr. Conti and Ms. Henry volunteered to serve again. The floor was opened for volunteers and nominations. No nominations were offered from the floor.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Jessica Colodny, Katherine Strozinski, Shawn Biehl, Maria Henry, and Carlos Conti were re-elected to the Board of Directors for terms of one (1) year.

Workday – The workdays are posted on the Villamont Website. Please look at the schedule and volunteer your time!

Next Meeting Date (Annual) – January 20, 2020 at 4:00 p.m. at the Gore Trail Clubhouse

ADJOURNMENT The meeting adjourned at 6:06 p.m.