

**Lodgepole Village  
HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING NOTES  
January 7, 2017**

The regularly scheduled Annual Meeting of the Lodgepole Village Homeowner's Association was held on Saturday, January 7<sup>th</sup>, 2017, at the Gore Trail Clubhouse. The meeting was called to order at 5:06 P.M.

**ROLL CALL**

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

Unit	Name / proxy to	Ratify Budget?	Unit	Name / proxy to	Ratify Budget?
33	Ira Lehrman	NA*	50	Sandra and Andrew Ellison	NA
34	Pat Mulhern	NA*	54	Roger & Susan Harned	NA
40	Laurie Tatlock	NA	57	John Berger	NA
44	Robert Busey/to president	Y	60	Mette Ovringmo	NA

*\*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.

Introductions were made of the Board and RMCM, and owners present.

**APPROVAL OF MINUTES**

Upon motion made, duly seconded, and unanimously carried, the minutes from the January 2, 2016 were approved.

**REPORT OF PRESIDENT**

It was reported:

- That there was a change in management companies from Wilderrest Property Management to Red Mtn. Community Management. Other than a savings in cost, the HOA is happy with responsiveness of RMCM.
- The leadership of the HOA is a team effort. In particular, Denise McDavid and Steve Wiener were thanked for their work regarding the research for the paint colours as well as the work they did in testing the idea of window trim.
- Andrew Ellison noted that the snow pile in the middle of the circle (The "Matterhorn") is regulated by the Metro District and is a necessity.
- The picnic table that the HOA purchased last summer, and is generally seen resting in the middle of the circle is also available for personal use by the ownership; in that, owners may use the table over to their unit for a short time.

## REPORT OF MANAGEMENT

- RMCM has been dealing with snow removal as of late.
- RMCM coordinated with CountyWide to get the boilers inspected in December. All reports were forwarded onto the owners, so that they could contact CountyWide privately to schedule any repairs.
- We had a good year so far with Lodgepole Village. We're still learning some of the intricacies of the complex, but for the most part feel that we have a good handle on things.

## FINANCIAL CONSIDERATIONS

The November financials and Board approved budget were reviewed. Everything was, "in line with the budget." The Balance Sheet reflected that that there are current Total Assets of \$88,237.93 and Total Liabilities of \$305.16, amounting to a Total Equity of \$87,932.77.

The approved budget was reviewed. There will not be a dues increase.

The BOD has been budgeted \$40,000 in the Reserve Account in order to fund the replacement of the asphalt and the repairs needed to the low area of the lot. It's still unsure what repairs will be made and what the ultimate cost of the project will be.

The BOD has started to plan for the replacement of the roofs. It is currently on the Major Maintenance Chart for the summer of 2019, and is anticipated to cost \$165,115.00. As there would be not cost savings to try and do the replacements all in one year, the BOD has made the decision to space the project out over 3 years. Current projections show a shortfall of (\$18,412) in FY 2022. The BOD will reassess the need to fund this gap next year.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board-approved budget proposal for the fiscal year 2017 - 2018 was ratified.**

## ELECTION OF DIRECTORS

Only John Berger's seat was up for re-election this year. There were no other parties interested in serving. He was re-elected by unanimous vote of the membership. His term will expire in 2020. The other directors remain the same and are as follows: Andrew Ellison (Pres.), Denise McDavid (VP), Steve Wiener (Treas.), and John Berger (Mem. At Large).

## NEW BUSINESS

- There was no New Business.

## OTHER MATTERS

- The repair to the parking lot is scheduled for this summer. RMCM is going to try and get at least to bids for the work.
  - The idea is to focus first on the low section of the lot, with poor drainage.
- Roof replacement was discussed.
  - According to Turner Morris the roofs have about 3 more years in them.
  - Replacement is slated to begin in FY2020.
- The necessity for the Flo Logics was discussed, and Ira Lehrman told everyone how to manage their Flo Logics. It was discussed that this could be something that could be addressed at the summer workday to help people use these devices to their full potential.
- Next Meeting Dates
  - Annual Meeting- January 6, 2018
  - Workday- June 3, 2017

## Adjournment

- The meeting adjourned at 6:16p.m.

