

**VILLAMONT at DILLON HOMEOWNERS  
ASSOCIATION ANNUAL MEETING – January 9, 2016**

The Villamont at Dillon Homeowners Association held its annual meeting on January 9, 2016, at the Silverthorne Public Library Meeting Room. Attendees included Directors Shawn Biehl, Katherine Strozinski, Jessica Colodny, and Larry Glover, and the owners listed below as present or represented by proxy. Josh Shramo represented Red Mountain Community Management (RMCM). President Shawn Biehl called the meeting to order at 4:00 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.

**Owners Present:**

Unit #	Owner	Unit #	Owner
6903	Christine Wertley-Snyder	6936	Larry and Linda Glover
6904	Jessica Colodny	6944	Jose Silva
6906	Paul Aceto	6968	Carlos Conti
6921	Shawn Biehl		
6924	Katherine Strozinski		
6926	Mark Storey		

**Owners Represented by Proxy:**

Unit #	Owner	Proxy To:	Unit #	Owner	Proxy To:
6945	Joel Blake	President	6953	David Roll	President
6943	Erik Tilley	President	6958	Richard Meyer	President
6946	Steve Sacco	President	6952	Karen Shanley	President
6927	Scott Stevens	President			

**APPROVAL OF MINUTES**

**RESOLUTION:** Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on January 10, 2015, were approved as written.

**PRESIDENT'S REPORT**

- Ms. Biehl thanked the owners in attendance for committing their time to come and work for the betterment of the HOA, and the Board of Directors for all of their time and their hard work.
- Copies of the current Rules & Regulations are available and owners were encouraged to take one and provide it to renters and guests; they can also be viewed online at [www.redmountaincm.com](http://www.redmountaincm.com) and no login name or password is needed.
- The exterior building lights are currently being upgraded by Triangle Electric. Hopefully, they will all be in working order shortly. It is very important that owners do not turn the breaker off to which they are connected.
- It is also very important that all vehicles be removed from lots on the designated plowing day no later than 10:00 a.m. Signs stating the rule have been installed throughout both lots so there should be no confusion about when owners, renters, or guests must move their vehicles. Parking is consistently a problem in both lots so consideration for your neighbors should be used.
- Only two (2) cords of firewood are permitted per the Rules & Regulations and must be stacked neatly near the unit and not in an area that would impede snow removal.
- Crawl spaces should not be used for any storage as most are wet, which can cause growth of biologic organisms, and there is increased fire danger with more storage.
- Ms. Biehl also spoke briefly on the completion of the summer water/sewer line project in the upper lot. All in all the project went fairly well. It came in under budget, however it did take a little longer than expected due to a bit of rain over the summer.

## MANAGEMENT REPORT

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

- A website is provided for the Association at [www.redmountaincm.com](http://www.redmountaincm.com), where all association documents are posted as per the requirements of Colorado statute. To maintain security, owners must login to the site and can contact Mr. Shramo for the username and password.
- Owners or renters looking to dispose of large items such as furniture or appliances can contact RMCM for assistance. If items are left outside a unit or in the parking lot, any associated fees or fines will be charged to the offending unit whenever possible.
- Owners were reminded to notify RMCM anytime their contact information changes, especially phone numbers for urgent issues, and email addresses for standard correspondence.
- Owners looking to make changes or upgrades visible from the exterior of the unit (i.e. enlarging a deck, adding or replacing windows or doors, etc...) must contact the Board of Directors for approval. A drawing and a description of the work can be submitted via RMCM.
- The Rules & Regulations are available to anyone on the HOA website, must be adhered to at all times. Not following the Rules will result in a violation and fines could be incurred. Owners are responsible for supplying the Rules to all renters and guests.
- RMCM completes bi-monthly security inspections at no cost to the individual owner. Inspections include confirming that all doors and windows are secured, that thermostats are set at an appropriate temperature for the season, and that there are no active leaks. Owners can sign up for security inspections by contacting RMCM.
- Lately we have been dealing with a lot of snow removal. It's winter.
- We've rebuilt the back deck of 6948 due to needing to tear it down for electrical repairs.
- The handrail at 6951/53 has also been rebuilt as it looks as though some ice fell from the roof and crushed.
- We will also be replacing the handrail at 6908 as it appears that someone drove into it.

## FINANCIAL REPORT

**Fiscal Year 2017 Budget** – Mr. Shramo explained the budget and noted points of interest including:

- There is no dues increase budgeted this year.
- The annual summer assessment of \$150/unit will still be assessed and will be due during the Fall of 2016.
- Line 50100- Management Fees; Did increase due to a 16% increase in insurance and additional newly required insurance by CCIOA as well as newly required state registration fees.
- Line 50210- Insurance; We're assuming a 3% increase due to recent nationwide losses.
- Line 50406- Water and Sewer; A budgeted increase of 20% by BMMD is increasing this expense.
- Line 51001- Bank Service Charges; MidFirst has increased their service charges.
- Line 60120- Grounds-Other; Budgeted replacement of decks at 6946 & 6964.

## OTHER MATTERS

**Water line freeze** – There was a frozen water line in the HOA closet below unit 6906. A combination of factors were to blame: Poor insulation, holes in the wall to the exterior, the heater being turned off. The BOD is working towards a solution to keep it from occurring again.

**Reserve Analysis** -- Fred from Borne Engineering presented the Reserve Analysis that the Board of Directors requested he complete. It shows that the HOA, considering what they are responsible for, is sitting in a pretty good financial position in order to pay for future capital projects. Once it is updated for this year, it will be posted to the website.

**HOA Bank** -- After discussions with MidFirst it was determined that they could no longer meet the expectations of the HOA. To that end, RMCM has researched other banking institutions within the

area, and after consulting with the Board of Directors, has decided to move the HOA's monies to Alpine Bank in Dillon.

**Summer 2016 Projects** -- The Board of Directors is looking at the possibility of replacing some of the lower lot retaining walls and possible the asphalt in the lower lot. Discussion is also ongoing about replacing/repairing the worst of the front decks. These projects are a possibility due to the amount of money saved from the Water/Sewer Line Project in the upper lot.

**Election of Directors** – All five (5) Board positions are open for election each year. Ms. Biehl, Ms. Colodny, and Ms. Strozinski volunteered to serve again. The floor was opened for volunteers and nominations.

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

The Board was reminded to remain after the meeting was adjourned for a brief organizational meeting to elect officers and set their meeting schedule.

**Walk-through** – A walk-through of the property to assess necessary repairs and review the status of deck storage, etc, will be held on Saturday, June 5, 2016, at 8:00 a.m. Participants will meet in the front of the lower lot.

**Workday** – Owner workdays will be held from 8:00 a.m. – 5:00 p.m. with lunch provided by the HOA on the following dates:

Sunday, June 26<sup>th</sup>

Saturday, July 16<sup>th</sup>

Saturday, July 23<sup>rd</sup>

Sunday, August 21<sup>st</sup>

**Next Meeting Date (Annual)** – January 21, 2017

**Next Meeting Date** – The next BOD meeting will be held on Tuesday, March 22, 2016, at 6:00 p.m. at the Gore Trail clubhouse.

#### **ADJOURNMENT**

The meeting adjourned at 5:38 p.m.