

WATCH HILL HOA
Board of Directors Meeting
June 28, 2013

The Watch Hill Board of Directors held a meeting on Friday, June 28, 2013 at the unit of Chris White. Attending in person Directors Chris White, Eric Olson, Dave Kraayenbrink, and owners Bill and Linda Himes. Attending via web meeting were Directors Denny Cordy and Bill Seamans, and owners Jamie Heckman and Nancy Sullenger. Alternate Board Member Martin Reite joined the meeting already in progress. Attending from Red Mountain Community Management (RMCM) were Karen Shramo – Community Liaison, Josh Shramo – Owner, and Caleb Smith – Community Manager. Mr. White called the meeting to order at 3:00 p.m.

APPROVAL OF MINUTES

It was noted that Mr. Olson's name was recorded incorrectly in the May 4, 2013, minutes.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the May 3, 2013 meeting were approved as written, and the May 4, 2013 minutes were approved as edited.

MANAGEMENT REPORT

Ms. Shramo reviewed the summer projects that are already in progress or needed Board input or approval. Items of note included:

- A rack to hold four (4) bikes will be ordered and installed near the transformer between buildings.
- A design fee is charged by most sign contractors before a proposal can be obtained. Mr. Shramo will contact the Watch Hill at Wilderrest BOD regarding the possibility of adding a sign at the main entrance to both properties. Mr. Cordy proposed to pay around \$1,500 himself, as a donation to the property, if this helps with the cost. More information will be obtained from contractors.
- A contractor was contacted to provide a proposal for adding insulation to the bottom of the existing hot tub structure. He noted that the structure is in very poor shape and should be rebuilt completely as soon as possible.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, RMCM will contact a structural engineer to inspect and evaluate the current hot tub structure and submit a drawing for repairs or a new structure, as determined.

- It was determined that the insulation and new hot tub cover would be tabled until more information was obtained on the condition of the structure.
- Mr. Shramo removed some dead willows and trimmed the aspens in front of building B as previously discussed, but wanted feedback before completing more removal. Mr. Cordy commented that the work so far looks good. Mr. Smith has been spraying noxious weeds and dandelions in the common areas, and will continue to do so throughout the summer. Wildflower seeds will be spread in front of Building A in the fall; there are already many flowers naturally occurring in front of Building B and between the buildings.

- Alpine Craftsmen will be completing the touch-up painting within a few weeks; Ms. Shramo will request that all touch-up be completed prior to the next BOD meeting (August 23, 2013) and that caulked seams that were not previously painted be included.
- A proposal was reviewed from Ed Storako of Excellent Construction for repairs to the 113/123 decks. It was noted that an engineer previously evaluated the decks and prepared plans. Ms. Shramo will forward this to Mr. Storako and also get two (2) more proposals to these specifications. Mr. White will ask owners for input to determine if there are any other decks leaking at this time.
- Mr. Smith completed an area of the railing caps with the Restore product for Board input. A concern of discoloring was discussed, but determined to be minor. The rest of the railing caps throughout the property will be completed.
- The leaking at the front of the Building A flat roof was repaired by the manufacturer; RMC will observe this area for signs continued leaks.
- Two (2) proposals were presented for adding a gutter, downspout, and heat tape to the entrance to Building B from the hot tub area.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the proposal from Summit Gutter Systems was approved as presented.

- The heat tape throughout the property will be inspected by Turner Morris prior to the end of summer, if this has not already been completed. Ms. Shramo will confirm this with the contractor.
- An owner expressed concern via an email to Mr. White regarding the fire hazard presented by a dead aspen tree between the buildings. Mr. Shramo inspected the tree and reported that only the top portion is dead, the rest appears to be in good condition.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the trees between the buildings will be left as they are as it was determined that they are not dead and do not present a fire hazard at this time.

- Proposals from A-Peak Asphalt for crack-fill, patching, and sealcoating was reviewed. It was noted that the contractor recommended that the seal coat could be postponed and reviewed in 2014.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, sections A and B of the A-Peak Asphalt proposal for crack-fill and patching were approved as presented; work will be scheduled for mid-week completion.

FINANCIAL REPORT\$\$

The May 30, 2012 Balance Sheet shows that Assets of \$116,725.67 and Liabilities of 6,475.25 result in Equity of \$110,250.42. Other items of note include:

- The Operating Dues balance appears to be high due to the Reserve Contribution not having been transferred automatically in April and May; an automatic transfer is set up now and the contribution for those two months has been transferred.
- The entry of \$1,419.00 in Line 45060, "Reserve Contribution", results from the sale of a unit earlier in the fiscal year.

OTHER MATTERS

- Mr. Shramo spoke with MacGray regarding upgrading the existing washer and dryers to larger models. Due to the profitability of the account, MacGray is unable to accommodate this request. Mr. Shramo suggested the possibility of renegotiating the terms of the contract to give a larger percentage of the profits to the contractor. The Board requested that this be discussed with the contractor as the machines are a source of negligible income that is unimportant when compared to the usability of larger machines.
- The Board tabled further discussion of security cameras until more information on the hot tub structure can be obtained, but will discuss again at the next meeting.
- Ms. Shramo reminded the Board that a State law requires all Board members to respond when an official vote is being taken by email. For questions requiring a majority only, Ms. Shramo will follow up if enough responses are not received within a week of the initial contact.
- Mr. Shramo will contact Timberline Disposal to have the recycling containers added to the account and dropped off by the dumpster.
- The meeting schedule was laid out as follows for the remainder of the current Board terms:
 - Board of Directors: Friday, August 23, 2013, 3:00 p.m., Unit 111
 - Board of Directors: Friday, December 13, 2013, 3:00 p.m., Unit 111
 - Board of Directors: Friday, April 18, 2014, 3:00 p.m., Unit 111
 - Annual Meeting: Saturday, May 24, 2014, 10:00 a.m., Silverthorne Public Library

The schedule will be posted online and any changes will be emailed to all owners. Web conferencing will be available at all Board meetings, and can be arranged at the Annual if needed.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 4:17 p.m.