

**WATCH HILL HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
JUNE 24, 2000**

The annual meeting of the Watch Hill Homeowners Association was held at the Wildernest Commercial Center on June 24, 2000, and was called to order by President Martin Reite at 10:30 A.M.

<b>OWNERS PRESENT WERE:</b>		<b>OWNERS REPRESENTED BY PROXY:</b>		<b>PROXY TO:</b>
Al Bednarz	95112	Joseph Doksus	95111	President
Alfred Coleman	95113	Marion & Donald Stewart	95115	President
Martin Reite	95123	Laila S. Johnson	95124	President
Billy Umsted	95212	Barbara S. Turner	95211	President
Art Neil	95215	Maxine Solomon	95214	President
Barry Meyers	95226	Vicki Kay Vande Voort	95216	President
		Linda Shimoda	95224	President

The owners represented in person and by proxy constitute a quorum of the Association pursuant to the Bylaws.

Attending from Wildernest were Barbara Walter- Operations Director and Tony Snyder- General Manager.

**REAL ESTATE REPORT**

Joyce Nenninger of Summit Real Estate professionals reported the following:

1. Real estate activity in the first quarter has slowed somewhat, but she is convinced that the market will remain strong and be driven by baby boomers purchasing second homes.
2. The supply of condos at Copper, and particularly at Keysone, is growing rapidly.
3. Skier days are flat but Summit County is becoming more of a year round community.
4. Watch Hill activity is shown on the enclosures.
5. 1031 exchanges are a tactic commonly used to defer taxes when selling an investment property and buying another.

An owner asked how long one would have to reside in his condo to establish it as his permanent residence; Mr. Snyder responded two years.

Another owner asked if a building permit was required to install a wet bar and was told to contact the building department to answer that question.

**APPROVAL OF MINUTES**

**RESOLUTION:** Upon motion duly made, the owners present approved the minutes from the June 26, 1999, meeting.

## **REPORT OF PRESIDENT**

President Reite reported to those present that he feels that Watch Hill is an outstanding project in a wonderful year round community. He also pointed out that as the project ages, there are several large expensive maintenance issues that need to be addressed, including roofing, asphalt, siding replacement and painting. He explained that the big issue at this meeting is to plan for these major maintenance items. Finally President Reite thanked Wildernest for a job well done.

## **REPORT OF MANAGEMENT**

Next Ms. Walter, Operations Director for Wildernest:

1. Asked the owners present to update their addresses and phone numbers to include e-mail addresses.
2. Provided copies of the rules and regulations of the Association (see enclosure).
3. Indicated that Wildernest is interested in renting Watch Hill units on a long term or short term basis.
4. Indicated that the Wildernest web site addresses are:

[www.wildernest.com](http://www.wildernest.com)

[www.skierlodging.com](http://www.skierlodging.com)

[www.centralreservations.net](http://www.centralreservations.net)

She also pointed out that Watch Hill units are featured on the web sites.

5. Told owners that the black bears have returned.
6. Explained that Wildernest offers 24 hour coverage for maintenance emergencies, lock outs, etc. (970) 468-6291.

## **FINANCIAL REPORT**

Ms. Walter explained the following:

1. The enclosed balance sheet shows cash on hand of \$76553.81 as of 05/31/00, no delinquencies and equity of \$72,383.97.
2. The enclosed operating fund income statement for the period from 08/01/99 to 05/31/00 exceeded income by \$2677.12 because of a few maintenance expenses but the Association hopes to recover about \$2500 from Buffalo Mountain Metro District for the cost to clean out a sewer line when the problem was in a main line.
3. The Association has accumulated funds in the major maintenance account to cover major repairs to the complex that will likely be started this summer.
4. The enclosed budget proposal was explained on a line by line basis. Ms. Walters explained that the Association needs to collect considerable money to fund major maintenance projects and the owners were polled to determine if they preferred an increase in dues or a special assessment. The owners indicated a preference for a special assessment. As a result of this input, the proposal suggests leaving the dues the same but assessing the owners \$26,4000 for major maintenance projects.

**RESOLUTION:** The owners present, after considerable discussion and upon motion duly made and duly seconded, unanimously resolved to adopt the enclosed budget and to undertake the following major maintenance projects this summer:

1. Re-roof the flat portion of A building at an anticipated cost of \$29,018.00.
2. Over lay the parking lot at an anticipated cost of \$25,950.00. Ms. Walter indicated that savings of \$200 - \$3000 would be available if Watch Hill and Treehouse paved at the same time.
3. Replace the carpet on the halls and steps at an anticipated cost of \$5579.00.
4. Repaint the exterior of the complex except for the side on the parking lot at an anticipated cost of \$11,400.00.
5. Complete \$3000 - \$6000 of siding repairs prior to painting.
6. Rebuild two rear decks at an anticipated cost of \$13,317.00. (The directors will work with Wildernest to identify which decks to rebuild. The decks to units 214 and 215 have been rebuilt.)

Also the owners discussed at length the need to reside the complex in the next few years. President Reite explained that the cost would be from \$70,000 to \$80,000 per building. The problem seems to be that the siding is attached to dry wall which is rotting as it gets wet.

The owners present directed Wildernest to amend the long term maintenance plan as noted below:

1. Schedule siding replacement for Building A in three years at an anticipated cost of \$75,000.
1. Schedule siding replacement for Building B in six years at an approximate cost of \$80,000.
2. Move the roof replacement scheduled for Building B this summer to next summer.
3. Extend the special assessment of \$26,400/year for six more years. It was noted that the owners will be polled every year to reaffirm their commitment to this special assessment

**OTHER BUSINESS:**

1. Wildernest was asked to get a second opinion concerning the siding and also asked to determine if the Architectural Approval Committee for the Buffalo Mountain Metro District would allow steel or vinyl siding which is almost maintenance free.
2. There was additional discussion about putting up gutters above the top floor rear decks. Wildernest and the directors will look into this in the next month or so.
3. The owners present discussed installing wood walking surfaces on the upper floor decks which are scheduled to be recarpeted next summer. It was noted that they had been wood at that time and water ran though the upper floor decks onto the decks below.
4. The owners explained that the entry side hand rails need to be included when the complex is repainted this summer.

**ELECTION OF DIRECTORS**

**RESOLUTION:** Upon motion duly made the following were elected to serve two year terms as Directors of Watch Hill Homeowners Association:

Dr. Martin Reite – President

Al Coleman – Secretary/Treasurer

Dr. Barry Meyers has one year remaining on his term and will continue to serve as Vice President.

**NEXT YEAR’S MEETING DATE**

Next year’s Annual Meeting will be held at 10:30 A.M. on June 23, 2001, in the Wilderrest Commercial Center. That meeting will be preceded by a walk through of the property at 9:00 A.M.

**ADJOURNMENT**

The meeting was adjourned at 1:20 PM.