

WATCH HILL HOMEOWNERS ASSOCIATION ANNUAL MEETING May 24, 2014

The regularly scheduled Annual Meeting of the Watch Hill Homeowners' Association was held on Saturday, May 24, 2014, in the Silverthorne Public Library Meeting Room. The meeting was called to order at 10:14 a.m.

ROLL CALL

Pursuant to the Bylaws, the representation of fifty percent (11) of the units is required to constitute a quorum. There was not a quorum, however these unit owners were present:

Owners Present:

Unit #	Owner	Unit #	Owner
111	Joseph & Susan White	124	Denny Cordy & Nancy Sullenger
114	Laura Lowe & Eric Olson	211	Barbara Turner
122	Laura Lowe & Eric Olson	213	Denny Cordy & Nancy Sullenger
123	Martin & Carolyn Reite	216	David & Carol Kraayenbrink

Owners Represented by Proxy:

Unit #	Owner	Proxy To:
226	William Seamans	President

Present from Red Mountain Community Management (RMCM) were Josh Shramo – Owner, Karen Shramo – Community Liaison, and Caleb Smith – Community Manager.

APPROVAL OF MINUTES

The minutes from the 2013 Annual Meeting were reviewed, and no changes were made.

REPORT OF PRESIDENT

President White reported:

- The Board was expanded to five (5) members last year, which is really working well.
- The Board and HOA have an excellent working relationship with RMCM.
- Some maintenance items that will be completed this year include the building A laundry room floor will be replaced, three (3) more decks will be replaced, and part of the building B flat roof will be replaced.
- The HOA is very lucky to have Bill Seamans serving as Treasurer. The budget proposal was reviewed in April and minute adjustments were made to present a “cleaner” budget.
- There have been many owners attending Board meetings; everyone is welcome and encouraged to attend when possible.
- The E-newsletters are felt to be valuable and will continue to be sent out approximately every quarter.
- The financial state is very good; some budget line items are still being cleaned up after the prior management company.
- The Declarations were reviewed by an attorney specializing in HOA law, and it was determined that the Second Supplement to the Declaration must be adhered to with regard to the dues allocations. This will result in some changes in monthly dues per unit, but there is not an overall dues increase proposed.
- The Board and RMCM propose moving the Annual meeting to later in the summer, as it has been in

the past. This will help with budgeting, and will also allow the RCMC picnic to follow the meeting since the weather will likely be warmer.

- The copper pipes under building A will be replaced with PEX this summer due to corrosion. During inspection of the pipes, a rodent problem was discovered which is being addressed as well.
- There are two Board positions open for election this year. Board members do not need to be local to serve. The Board elects officers among themselves.

REPORT OF MANAGEMENT

Ms. Shramo thanked the owners for attending the meeting, and for allowing RCMC to manage their complex. Mr. Smith gave an update of projects being addressed this summer, including:

- Two of the three decks being replaced this summer have already been completed; the other will be done in June at the request of the owner.
- Alpine Craftsmen has installed vents in the building B crawlspace to mitigate mold growth; building A will be completed this summer.
- The Restore that was used to paint the rail caps and hot tub decking appears to have been a bad batch of the product; it will be redone this summer.
- Peak Paint will complete touch-up painting around the property this summer.
- The exterior carpets will be professionally cleaned this summer.
- The Mutt-Mitt dispenser on the hiking trail just past the building A stairs will be relocated closer to the walkway so that it may be usable all year. It was noted that the bags in it need to be replaced as they are disintegrating after being buried in snow so long.
- An additional recycling bin will be added by Timberline Disposal and RCMC is looking into a way to secure them from being blown over.
- Bids will be obtained for cleaning of the exterior of all windows.
- Owners were reminded that RCMC also provides housekeeping services, interior painting, some plumbing work, basic electrical work, carpentry, and other maintenance tasks. Prices are either bid by the project, or completed at \$19 per hour plus materials. Owners were encouraged to contact RCMC for any maintenance needs, even items not specifically mentioned, so that qualified contractors could be recommended for items beyond RCMC's scope of experience.

OTHER MATTERS

- An owner has noticed peeling on the exterior cover of the fireplace box, and it was determined that this is an owner maintenance responsibility.
- Mr. Cordy requested that the flat roof on building A be inspected to see if it could be amended to match the same section on building B, in the hope that this would stop the recurring leak that occurs near the wall of the building.
- Recently an owner asked about installing a retractable awning on an upper deck, which led the Board to research the feasibility of adding permanent roofs to all upper decks. Mr. Shramo will be meeting with an engineer to assess this, along with relocating the hot tub deck further from the parking lot.
- Ms. Kraayenbrink recently had a problem with a washing machine in building B not draining, which resulted in her having to wring out blankets before they could be dried. No other owners have had an issue, but RCMC will have the supplier, MacGray, inspect the machine. The Board directed Mr. Shramo to reimburse the Kraayenbrinks \$10 for the incomplete cycle.

ELECTION OF DIRECTORS

There are two director positions open for election at this time, but both Mr. Olson and Mr. White volunteered to serve again.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. White and Mr. Olson were re-elected to the Board of Directors for two (2) year terms.

Board members were asked to remain after the meeting was adjourned to elect officers.

NEXT MEETING DATE

The next Annual meeting of the Watch Hill Homeowners Association shall be June 27, 2015, at 10:00 a.m. at the Silverthorne Public Library and will be followed by the Annual RMCM barbecue picnic.

This year's picnic will be held on Saturday, June 21, 2014 at noon on-site at the HOA.

The Board will meet on Friday, August 21, 2014, at 3:00 p.m. at Mr. White's unit, 111.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the meeting adjourned at 11:20 a.m.