

Watch Hill HOA
Board of Directors Meeting
September 30, 2016
3:00 p.m.; Unit 111

The Watch Hill HOA Board of Directors held a meeting on Friday, Sept.30th, 2016, in unit 111 and by video-conference. Directors in physical attendance were Chris White, Denny Cordy, and Dave Kraayenbrink. Directors Bill Seamans and Marty Reite attended by web conference. Also in attendance were three owners: Laila Johnson, Nancy Sullenger, and Susan White. Attending from Red Mountain Community Management was Josh Shramo. President Chris White called the meeting to order at 3:14 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes from the June 26th, 2016 Board meetings were approved.

FINANCIAL CONSIDERATIONS

Mr. Shramo reviewed the balance sheet and income statements for the period ending August 31, 2016. Assets total \$115,092.73 with liabilities of \$5,388.00 resulting in net equity of \$109,704.73.

- Items of note:
 - Line 50320- General Building Maintenance-Other is over by \$605.00 and is a result of the gutter cleanout by Turner Morris and the dryer vent cleanouts by Service Monkey.

MANAGEMENT REPORT

- Rail Caps
 - The rail caps that we were planning on replacing have been replaced and painted. There are still a few more that we need to do for next year.
 - Director Cordy and White requested that a few rail caps near the easterly end of building one be replaced before the winter. RMCM will try to get those completed before winter fully sets in.
- Dryer Vent Cleaning
 - This was completed by Service Monkey last month, and should save the HOA money in electrical costs, and owners money when they actually use the dryers.
- Roof Repairs
 - They were completed by Turner Morris in July. There were minor repairs completed to the EPV Membrane.
- Gutter Cleanout
 - This, too, was completed by Turner Morris. However it was completed in August.
- Window Leak; 115/125

- There was a leak coming into the window at 115. As this window is completely covered by the deck above, it could not be a problem with the window. RMCM checked things out and discovered that the leak was infiltrating the wall from the fireplace exterior box from unit 125. Siding and some trim was removed so that bituthane and caulk could be applied. The siding and trim was then replaced and painted. The leak appears to be stopped.
- Insurance Update
 - RMCM is working with Am Fam and Farmers to get more quotes for the insurance.
 - A big reason for the increase in insurance was the loss that was incurred in the fall/winter of 2013. This loss should've shown up on last year's insurance rate, but was fortuitously overlooked by the auditors from American Family at that time.
 - As is usual for the mountains, it is difficult to get agents to return calls. RMCM is planning to go physically to the offices of those entities to speak with them.
 - The BOD would like to have one or more other quotes before the December meeting.
- Winterization
 - Boiler Checks
 - The boiler inspections were completed by CountyWide Plumbing and Heating. There were minor issues that needed to be repaired in each building and amounted to \$680.00
 - The BOD noticed that the glycol levels failed at each building, and asked RMCM to look into this for them.
 - Bike Rack Storage
 - The bike rack will remain as long as possible, but will be moved in the next month. We will try storing it under the hot tub decking to help keep it out of the weather.
 - Snow Markers and Plow Driver
 - Snow markers are going to be installed on all of the parking stops. The parking stops are not going to be moved this year. RMCM is going to walk the property with the plow driver to help show them the changes with plowing this year.

OTHER MATTERS

- Carport Installation
 - After the latest round of replies to the emails that RMCM, the opinions from the membership totaled this: **“YES”-4, “NO”-12, “MAYBE”-2.**
 - A vote was called for to halt discussion regarding the installation of carports. It was seconded and the BOD unanimously voted in favor of halting the discussion.
- As many owners expressed interest in some type of storage, the BOD has requested RMCM to send an email out to the owners to see what ideas they might have for storage.
- Building Paint Choice
 - RMCM notified the BOD that the current paint choice would not be approved if/when the HOA needs to repaint the siding. This is due to the current

architectural review board for the metro district, and the covenants of the metro district.

- This led to a discussion about when painting should necessarily need to be done. RMCM had received a previous estimate that painting would need to be completed around 2018 from Peak Paint.
- Director Reite found the original contract from the siding installer in which was found that the paint was warranted for 25 years. This means that the paint should be covered by the warranty until 2027.
- Therefore when the siding needs to be painted the contractor who installed the siding will be contacted to paint the property per the warranty for the siding.
- Firebox painting
 - The HOA had a request from one of the homeowner's as to whose responsibility painting of the exterior firebox was.
 - The BOD stated that this is an expense to be borne by the HOA.

NEW BUSINESS

- Raccoons
 - Laila Johnson noticed that there appears to be raccoons coming from under the stairs at building B that leads behind the building.
 - RMCM is going to check things out and see if the little buggers are infiltrating building B, and whether or not a trapper might need to be called.
- Tree Removal
 - Some of the Aspens outside of Building A are starting to get very tall and block the view of some of the owners.
 - A concern that the BOD raised is that they might be on Forest Service Land and therefore the HOA wouldn't be able to do anything.
 - RMCM is going to research the property line behind building A.

Next Meeting Date:

BOD Meeting, December 9th, 3:00 pm by GoToMeeting.

ADJOURNMENT

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the meeting adjourned at 4:12 p.m.