

**FOREST PARK
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
January 11, 2014**

The regularly scheduled Annual Meeting of the Forest Park Homeowner's Association was held on Saturday, January 11th, 2014, at the Wilderrest Commercial Center. The meeting was called to order at 10:02 A.M.

ROLL CALL

The unit owners noted below were in attendance (in person or by telecon) or submitted a proxy:

Unit	Name / proxy to	Ratify Budget?	Unit	Name / proxy to	Ratify Budget?
11B	Proxy to Carver	No answer	81B	Proxy to Kriegel	N
11C	Holmquist	NA	81C	Proxy to J. Brestel	Y
11D	Carver	NA	81E	Proxy to unnamed	No answer
21C	Bushnell (by telecon)	NA	101A	Siesing	NA
21D	Tate	NA	101B	Proxy to president	Y
31D	Duncan (by telecom)	NA	101C	Proxy to not specified	Y
31E	Warner	Y	101D	Proxy to president	Y
41A	Podalon	NA	101E	Proxy to president	Y
41C	Proxy to president	No answer	121B	Proxy to president	No answer
41D	Kriegel	NA	121C	Trojak	NA
61E	Burrows (by telecon)	NA	121E	Proxy to Korbecki (by telecom also)	Y
81A	Greene	NA	121F	Solar	NA

Present from Wilderrest [WPM] were Jason Dietz, Area Community Manager, Don Wagner, Community Manager and Curt Kaskey, Property Manager.

Proof of notice of meeting was noted. A quorum was met. Introductions were made of the Board and Wilderrest staff, and owners present.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE JANUARY 19, 2013, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT

It was reported:

- Due to water claims the insurance company required and the Board endorsed several things. Hot water heaters are to be replaced at least every 10 years. Snow brakes were installed on roofs. Water shutoffs were moved to the furnace room. Thermostats are to be set at a minimum of 65 degrees. Washer and refrigerator water supply lines are to be braided steel wrapped.
- New lighting has been installed in the driveway areas. Owners asked that during security checks that exterior lights are turned off.
- Humidifier pads not being changed caused a leak in a unit; please replace yearly.
- All units should either be on the master key system, have a key pad, or supply the management company with a key for the 2x month unit checks to help reduce water losses, especially during very cold weather.

REPORT OF MANAGEMENT

- WPM's basic responsibilities are: accounting, on-site management, meetings, administrative needs and negotiating. WPM is pleased to be your HOA's management company.
- The Wilderndest/Forest Park Property Manager is Curt Kaskey, 970.485.9616. Owners are encouraged to contact him with their questions or needs.
- The owners were reminded that their website, wilderndesthoa.com, posts the financials, the minutes, rules and other Association related items.
- Owners were reminded that a July 1, 2009, law was enacted requiring owners who rent, are selling or remodeling to the extent of requiring a building permit to have carbon monoxide detectors within 15 feet of the bedroom doors.
- Jason Dietz, the area manager, introduced himself, and explained the concept behind the upper mountain team being located close to the properties they work with and the team concept the company has moved towards.

FINANCIAL CONSIDERATIONS

The December financials were reviewed by Steve Korbecki. The Balance Sheet reflected that the overall operating and reserve accounts were significantly down due to the roofing project. The question is how are future projects to be funded?

The approved budget was reviewed. The budget proposes no dues increase or special assessment and is a flat budget. It is unknown what 2014 will bring with insurance rates but an increase is expected. Water/sewer bills were transferred to owners which allowed the operating account to still be show a profit with the 2015 budget. It was requested that BMMD explain how the water/sewer charges are calculated. Moving to Resort Internet for cable TV and Internet services saves \$10,000 per year over the previous provider.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY (EXCEPT FOR ONE PROXY, NO), IT WAS RESOLVED TO RATIFY THE 2014/2015 BUDGET.

Note was made that the Reserve is thin; next year's considerations will include how to rebuild the Reserve.

ELECTION OF DIRECTORS

The Board positions are for 3 year terms. Tom Tate and Steve Korbecki agreed to stand for re-election to the Board and Keith Burrows and James Young expressed interest in running for the Board.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO MOVE TO A SEVEN PERSON BOARD WITH AGREEING TO THE FULL SLATE OF TATE, KORBECKI, BURROWS, AND YOUNG BEING ELECTED TO THE BOARD.

OTHER MATTERS

- Painting options – Looking at 2 more proposals, and splitting painting over 2 years. As an alternative the Board is also looking at residing the complex.

- Railings – Getting quotes on replacement and improving attachment. Metal replacements are expensive. An owner question decking replacement. The Board would spec allowable materials.
- Asphalt – The quote to patch and seal coat was \$20,000. Probably just repairs this year and crack seal/seal coat next year.
- Property management – The HOA has been with WPM for 15 years. The Board is looking at other companies to make sure the management fees are competitive. A scope of services will be going out to 4 companies for a proposal and then interviews.
- The Board discussed with owners various individual concerns including why there is a fan in the crawl space (to keep it warm), where is the heat tape turned off/on (breaker by meter or in garage), ice build up, dust particles in the unit (air returns have filters that need regular replacement), pipe noise in walls, retners parking with no consideration for the neighbors, quiet hours (agreed to consider adding to the Rules and Regulations quiet hours from 10 PM to 7 AM; an owner volunteered to put together a set of visitor guidelines), and the need for all owners to verify their current e-mail/phone contact information with the management company.
- The 2015 Annual Meeting is scheduled for Saturday, January 10th at Wildernest at 10:00 AM.

ADJOURNMENT

The meeting adjourned.

**FOREST PARK
BOARD OF DIRECTORS POST ANNUAL ORGANIZATIONAL MEETING
January 11, 2014**

The Board convened to determine officers. By agreement they were determined to be:

President	Tom LaCroix
Vice President	Tom Tate
Secretary	Richard Greene
Treasurer	Steve Korbecki

It was agreed the Board should consider a rule about requiring unit access.

The meeting adjourned.