

APRES SHORES OWNERS MEETING SUMMARY

MINUTES - 11/30/24

A representative from Red Mountain Community Management, Josh, introduced himself to the owners and allowed a few extra minutes for other owners to join.

Nick, a member of the development company, confirmed a quorum was reached, allowing the meeting to commence.

Mark, a member of the development company, called the meeting to order at 11:03am.

Josh executed a roll call and introduced Brandon (D11) as the new board member and owners representative.

Budget:

Josh touched on the budget, mentioning that dues will be reduced \$80-\$100 per unit in 2025. Expenses were not as high as predicted and no major reserve expenses used. The board confirmed that they did not have comments on the budget at this time.

Gary (D21) appreciated the budget and asked if the number of units would double. Josh expressed that the budget is based off of full build out and the amount of units would almost double going from 42 to 74 units. Gary (D21) also asked about the high insurance costs. Josh mentioned that insurance costs are going up for HOAs as a whole and Apres Shores is located in an area with high fire potential.

Landscape:

Mark gave an update on landscaping anticipating that landscape will be complete for Building A in the spring. Landscape for Building E is intended to be completed in the fall as Building E has very limited landscape. Once all landscape is completed the HOA will take over the maintenance responsibility.

Kristi (D14) suggested that a lot of dog owners are curious about a dog washing station. Mark said that the site was not approved with a dog washing station but there may be room for one. Kristi (D14) also asked about the sidewalks. Mark explained that the sidewalks will be installed eventually connecting to adjacent developments and the downtown area.

Barb (C35) asked about the right of way sidewalk timing. Mark responded that the sidewalks would be completed in the spring or summer. Barb (C35) also asked about the Annie Rd access. Mark said that there has been discussions about the access but no approved plans.

Mark (D24) asked about timing on completing the river trail as a whole to downtown. Mark mentioned that they keep telling us "this year" but it has not happened yet.

Kris (B21) asked if there will be landscaping in front Building B to help with road noise. Mark confirmed that there will be landscape in front of Building B to help with noise and the town might be reducing the speed limit on Blue River Parkway.

Gary (D21) asked about an additional dumpster location. Mark responded that the intent is to add another dumpster north of Building A.

Snow Removal:

Josh mentioned that a snow removal company has been contracted but they are looking for an additional snow stack location during construction. Shoveling starts at 2" and the plow starts at 3". The snowplow company will do their best to avoid the curbs. Chipping and ice scraping is being monitored, let us know if anybody has any questions regarding snow removal.

Construction update:

Mark gave an update on the construction process. Building A will be completed in March and Building E is intended to complete in fall or winter of 2025. Mark is hopeful that there are no significant weather delays and Apres Shores will be handed over to the HOA around this time next year.

Barb (C35) asked if they need to wait on CO from town to start parking in Building E. Mark will request a temporary CO from the town but cannot promise anything.

Mark (D24) asked about what will be inside the clubhouse. Mark said he was not sure yet but the idea is for a lounge type environment.

Tess (C23) asked if there will be any exterior water spigots. Mark suggested that is something the HOA can look into.

Brandon (D11) asked about the process for a hose bib or spigot. Mark mentioned that he was not sure and asked if Josh had any experience with this. Josh initially thinks it could work but would need to look into it further.

Tess (C23) asked if a hot tub could be installed on site. Mark and Nick expressed their hesitations and mentioned that it would be classified as a commercial hot tub. As a result, this would not be an easy plug and play process.

Dumpster and Trash:

Josh talked about how we can fit two dumpsters in the enclosure but the trash company is having trouble safely pulling out two dumpsters. Trash pick ups are being actively analyzed and will remain on the current schedule for the time being. Josh also pointed out that the Silverthorne recycle plant is 5 minutes away from Apres Shores and owners can dispose of recycle at that location. In addition, Josh asked the owners to break down all boxes before disposing of them. Dog waste bags have also been an issue. Please dispose of dog waste bags properly and please pick up after your dog.

Exterior Window washing:

Josh asked the owners about interest in exterior window washing. The estimated cost would be \$100 a unit.

Olga (D21) suggested window cleaning twice a year and should be included in the HOA budget. Josh mentioned that owners can contract privately. Brandon (D11) expressed that owners would get a better deal with more units in the scope versus individual units. Mark

responded that window cleaning should be done atleast once a year for windows that are inaccessible

General New Business:

No comments.

Owners Forum:

Barb (C35) asked about hanging tags for cars. Josh will issue permits later on and asked owners to reach out to the HOA if they have any issues.

Eric (C36) asked about salt for the sidewalks. Josh mentioned that ice buckets were placed at the bottom of the stairwells but feared that they could have been taken. Josh to follow up with Jasmine.

Mark (D24) asked about installing a mail kiosk on the site. Josh mentioned that Apres Shores owners are entitled to a free mailbox at Silverthorne UPS. A kiosk could be considered on site but estimated a cost of \$6,000 to build to usps standards. Brandon (D11) confirmed that packages are typically left at the front doors.

Kris (B24) asked about contact information for other owners. Josh was hesitant to release owner information due to privacy laws. However, owners can share their contact information with other owners if they wish.

Mark (D24) asked when we would know about the HOA fees for next year. Josh will work on that next week but dues will be going down and take effect in 2025.

Josh asked if there were any further questions and mentioned that we will be adding a new board position in the Spring.

No further questions.

Meeting adjourned at 11:57am.