

**Watch Hill Condominiums HOMEOWNERS ASSOCIATION
ANNUAL MEETING – July 23, 2019**

The Watch Hill Condominium Homeowners Association held its annual meeting on July 13, 2019, at the Gore Trail Clubhouse. Attendees included Directors Chris White, Eric Olson, Rick Lloyd, Dave Kraayenbrink, and Michael Healy was absent. The owners listed below as present or represented by proxy. Sheila Skaggs and Josh Shramo (late) represented Red Mountain Community Management (RMCM). President Chris White called the meeting to order at 10:11 a.m.

ROLL CALL AND CERTIFICATION OF PROXIES

The following roll call of members present or represented by proxy verified that quorum requirements of 50% of the membership (11 units) were met and that proper notice of the meeting had been sent.

Owners Present:

Unit #	Owner	Unit #	Owner
A111	Susan & Chris White	A123	Marty & Carolyn Reite
B216	Carol Kraayenbrink	B211	Barbara Turner
A122	Jack & Hilda Doucette	B226	Wendall and Sandra Grogan
A114	Laura Lowe & Eric Olson	A115	Christina Marie
A124	Sean & Hailey Kenny		

Owners Represented by Proxy:

A125 Laila Johnson (proxy to president)
B214 Ken Raust (proxy to president)

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the annual meeting held on June 22nd, 2018, were approved.

PRESIDENT'S REPORT

- ✦ President Chris White reported that there are property issues that will be a permanent part of the agenda: Siding, Parking lots, Roofing, and Boilers.
 - Siding – There is touch up spots with wood repair and paint that will be completed by summer end.
 - Roofs – The roofs are inspected yearly and the most recent inspection, showed them to be in good shape with no major issues noted.
 - Parking lot may need crack sealing but nothing major
 - Boilers had tanks replaced in Building A and the Glycol levels refilled in Building B.
- ✦ The hot tub is cold and only half full. RMCM reported that the hot tub went down and a part is on order for the necessary repairs.
- ✦ The trash service was changed out to Waste Management this year because the service with the other provider was terrible.
- ✦ Resort Internet upgrade was completed. One homeowner had issue with the TV shutting down at 10:00 PM. It has not occurred again.
- ✦ Homeowner Concerns:
 - The hand rails to the hot tub still need to be installed to make entry/exit easier.
 - No notice that hot tub was down and it seems that the hot tub isn't getting tested daily for cleanliness and chemicals. Sheila will confirm with Josh that it is a daily check.
 - Unit A115- has a black rotten spot on the siding – RMCM will inspect this issue and provide a repair estimate.
 - Unit B226 – A window by the back deck has a "squishy" trim board. RMCM will inspect this issue and provide a repair estimate.
 - Unit B211 – Security Checks were not done in her unit since January 2019. Why?

- The open space behind the property is full of dead trees. Can the Forest Service be contacted to find out what the plan is to take them down? RMCM will contact the Forest Service.
- Unit A122 – a branch fell off a tree and is lodged on the roof. RMCM will take the branch down.
- All homeowners are concerned about defensible space and would like to know what the county requirements are. The requirements are; 3 meters from house is supposed to be clear, then 5 meters can have low shrubs, then 30 meters can have trees.

MANAGEMENT REPORT

Sheila Skaggs introduced herself as the new Community Manager for Red Mountain Community Management. She thanked the owners for attending the meeting.

- Sheila reviewed a written report sent by Josh Shramo

FINANCIAL REPORT

Balance Sheet – As of May 31, 2019, assets in all accounts total \$135,885.68. With liabilities of \$4294.13, the net equity is \$130,409.88.

- Operating expenses, for the year, are showing over the Budget by approximately \$6,000.
- Reserve expenses are well under budget due to not spending the reserves to replace the EDPM roofing this year. The roof is inspected yearly and does not need to be replaced yet.

Budget Proposal

▪ The operating budget for FY 2020 is not really expected to change much. The only expected project is stand pipe repair or replacement.

RESOLUTION: Upon motion made, duly seconded, and unanimously voted “yes” the Board-approved budget proposal for the fiscal year 2019 - 2020 was ratified.

NEW BUSINESS

- **Tree Removal** – Some owners want trees removed to create defensible space or open up the views. If an owner wants a tree removed, send an email to RMCM to request tree removal and it will be forwarded to the Board of Directors for approval.

OTHER MATTERS

- **Election of Directors** – There are 2 Board positions expiring: Mr. Olson and Mr Healy which both volunteered to serve on the Board of Directors again. Sandra Grogan, Unit 226 and Kristina Murray, Unit 113 volunteered to serve as Alternate Board Members.

RESOLUTION: Upon a motion made, duly seconded, and unanimously carried, Mr. Olson, Mr. Healey, were elected to terms which will expire in 2021, and Ms. Grogan, Ms. Marie will serve as Alternate Board Members.

The next annual meeting was set for June 11, 2020 at 10:00a.m.

The meeting was adjourned at 11:36 a.m.

Organizational Board of Directors Meeting:

The Board of Directors met briefly to appoint officers as follows:

- President – Chris White
- Vice President – Eric Olson
- Treasurer – Rick Lloyd
- Secretary – Dave Kraayenbrink

Next Board Meeting Dates:

Sept 6, 2019 at 3:00 PM

December 6, 2019 at 3:00 PM

March 6, 2020 at 3:00 PM

Budget Meeting on May 15, 2020 at 3:00 PM