

APRES SHORES OWNERS MEETING SUMMARY

MINUTES - MAY 27, 2025

The HOA board meeting, chaired by Josh Shramo, was called to order at 11:02 AM MST with board members Nick and Brandon present, forming a quorum. Mark, another board member, was absent due to personal reasons. The meeting addressed financials, old and new business, and included a members' forum for owner input.

1. Housekeeping and Meeting Guidelines:

- Owners were asked to hold comments until the members' forum and focus on issues affecting the entire community, not individual units. Specific individual unit inquiries should be directed to the developer separately.
- No minutes were reviewed, as this was the first meeting since the annual meeting.

2. Financial Update:

- Josh shared financials, noting that operating expenses are well below budget, though income is slightly lower due to annualized projections including buildings A and E, which are nearing completion.
- The budget deficit is approximately \$10,000, expected to decrease as dues from Building A increase and summer utility costs drop.
- Highlighted areas included over-budget expenses for trash removal and snow plowing.

3. Old Business:

- Construction Update (Nick): Building A recently closed, and Building E is under construction with framing progressing. Building E and all landscaping is expected to finish in March or April 2026.
- Recycle/Trash Issues: Increased trash pickup (Monday, Wednesday, Friday) and recycling (Tuesday, Thursday) was implemented. Owners were reminded to use the nearby Silverthorne recycling center and avoid throwing trash over dumpster enclosures, which incurs extra costs. Plans for a new, slightly larger dumpster enclosure on the northwest site are intended for spring 2026.
- Exterior Window Washing: A contractor proposal was signed, but no date was confirmed for the service, which will cover all exterior windows.
- Landscaping: Greenscapes is focusing on weed whacking and minor cleanup, with no major planting planned yet. Barren areas may receive grass if needed.

4. New Business:

- Parking Lot (Nick): Temporary parking assignments for Buildings A and C will remain until permanent spaces are finalized post-construction. Painting unit numbers on spaces is delayed to avoid rework. New signs for assigned spots are being rebuilt, and posts installed to prevent plow damage during winter.
- Pet Signs and Registration: Signs stating "pets must be leashed" and "pick up after pets" were ordered, along with additional mutt mitt dispensers. Pet registration was discussed but deemed unnecessary by the board for now, pending further evaluation. Concerns were raised about pets from short-term rentals, with some owners believing only owner pets are allowed, though no clear rule was found in the bylaws, rules and regs, or declarations.
- Dumpster Camera: A camera to deter improper trash disposal was supported, with a sign indicating surveillance suggested to enhance effectiveness. Josh will investigate costs for a Wyze camera with periodic monitoring.

5. Members' Forum:

- Trash and Pet Issues: Owners expressed the importance of addressing the ongoing trash and pet waste problems, particularly near dumpsters and between buildings. Suggestions included expanding the current dumpster enclosure, adding dedicated pet waste receptacles, and enforcing pet rules more strictly.
- Landscaping Concerns: Owners requested more robust landscaping maintenance (mowing, fertilizing) beyond weed whacking to prevent weed overgrowth and maintain property aesthetics.
- Parking Spots: Owners inquired about parking due to temporary assignments and missing signs. Nick noted that Building E's completion will free up guest parking, and signs for surface spots are being installed.
- Sidewalk and Amenities: An owner inquired about sidewalk plans along Blue River Parkway and the riverside trail, which Nick confirmed are in progress or town-managed. No hot tub is planned for the clubhouse, but amenities like a pool table or ping pong table are under consideration, with owner feedback to be sought closer to completion.
- Dog/Bike Wash Spigot: Discussions included adding a water spigot or dog/bike wash station near the clubhouse. Josh and Nick will explore options, considering drainage and winterization needs.

6. Action Items:

- Josh to research dumpster camera costs and pet waste receptacle options.
- Owners to provide documentation on pet rules for short-term rentals.
- Nick to follow up on early garage access for Building E owners.
- Josh and Nick to investigate a spigot or wash station for the clubhouse, ensuring proper drainage.

7. Meeting Closure:

- The meeting adjourned at 12:05 PM MST. Draft minutes will not be published until approved at the next meeting, and recordings are not shared per legal advice. Owners were encouraged to contact Josh for specific inquiries.