

**111 MAIN STREET CONDOMINIUM ASSOCIATION, INC.
ANNUAL HOMEOWNER MEETING
NOVEMBER 8, 2008**

Prior to the beginning of the meeting, Dan Ulmer showed the owners the website, <http://www.111MainStreet.org/> he has created as required by statute.

I. Call to Order and Roll Call

The meeting was called to order by Don Wagner at 1:10 p.m. on Saturday, November 8, 2008 in the Basic Property Management office.

Board Members Present Were:

Don Wagner, President
Alyson Canepa, Secretary

Owners Present Were:

Linda Wagner
Michael Kerr (Credit Union of the Rockies)
Darren and Amy Nakos (Tymax Properties) - via teleconference

Representing Basic Property Management were Dan Ulmer, Gary Nicholds and Candy Ramage. Kim Schiffmacher of Summit Management Resources was recording secretary

II. Proof of Notice

Notice of meeting was sent in accordance with the Bylaws and Senate Bill 100.

III. Approve Previous Meeting Minutes

Alyson Canepa moved to approve the minutes of November 17, 2007 Annual Meeting as presented. Linda Wagner seconded and the motion carried.

IV. Management Report

Dan Ulmer gave an update on projects:

A. *Completed Projects*

1. Painting – A good bid was received and the building exterior was painted. The exterior appearance of the buildings is important for both the commercial and residential units.
2. Fire System – The system was inspected by Western States Fire out of Denver. There are significant code upgrades needed. Frontier Fire

- Systems, also from Denver, was the only contractor who responded with bid to bring the entire system up to code.
3. Mechanical Room - The door to the mechanical room was kicked in and had to be replaced.
 4. Trees - The trees have been trimmed or cut down for better visibility of the building. The town authorized cutting down five trees but did not specify how many could be trimmed.
 5. Steps - The steps in front of Tymax Properties have been repaired. One had to be removed and replaced with a concrete step.
 6. Dumpster - A sign was added on the dumpster door stating that it is private and that furniture is not accepted.
 7. Hot Tub - Patrick is using a new company, Mt. Royal, for his rentals and the hot tub maintenance. Until 2008, he has not billed the Association for over two years of hot tub service. He is billed for trash removal. He is currently two months behind on the trash and has indicated that a hot tub bill is forthcoming. The Association's share of the hot tub expenses is approximately \$15/month. His portion of the trash runs approximately \$200/month.
 8. Sprinklers – There were some significant problems with the sprinkler system this spring. A malfunctioning backflow preventer was replaced.
 9. Snowplowing - The snowplow contract is with Colorado Mountain Maintenance. It begins November 1st and continues through April on an 'as needed' basis (4" or more). This is the same company the Association has used in the past. It is preferable to stay with the same company so the contractor does not need to be retrained every year.
 10. Common Areas - Basic Property Management continues to maintain the bathrooms, lights and halls.

B. Pending Projects

1. Parking Lot - The parking lot will be re-stripped in the spring.
2. Windows – The exterior windows will be cleaned again in the spring.

V. Election of Officers

According to the Bylaws the terms of the Board members should be staggered. Currently all Officer terms expire at the same time. This year three Board members will be elected with a designated term length for each Officer to begin the staggering process. In future elections all terms will be three years. Owners of the commercial units are eligible to hold positions on the Board.

Linda Wagner and Alyson Canepa nominated Don Wagner. Michael Kerr nominated Amy Nakos. Amy Nakos nominated Michael Kerr.

All three agree to serve in the following positions for the following designated terms:

- Don Wagner – President for a one year term.
- Amy Nakos - Vice President for a three year term.
- Michael Kerr - Secretary/Treasurer for a two year term.

VI. Financial Report and 2009 Budget

Candy Ramage reviewed the financial reports:

A. *Balance Sheet as of September 30, 2008*

- Checking Account - \$3,380
- Accounts Receivable - \$8,836
- Total Current Assets - \$12,216
- Current Liabilities - \$10,383
- Retained Earnings - \$4,430
- Contributed Capital - \$2,744
- Total Liabilities and Equity - \$12,216

B. *Profit and Loss thru September 2008*

1. Income - \$33 favorable budget.
2. Fire Alarm/Security - \$847 over budget due to annual inspection, fire sprinklers (\$794), stand pipe and back flow preventer.
3. Gas and Electric - \$1,929 over budget due to Xcel significantly underestimating gas usage for a faulty meter.
4. Hot Tub - \$812 over budget (includes 2005 forward).
5. Landscaping - \$1,268 over budget due to replacement of backflow preventer on irrigation system.
6. Snow Removal - \$2,045 over budget due to trucking out of snow and removal of ice dams.

Alyson Canepa made a motion to approve the financial report as presented. Linda Wagner seconded and the motion carried

C. *2009 Budget*

There are two major projects to be considered for the next year:

1. Heat Tape - \$1,675.
2. Bring the fire system up to code - \$3,000.

Discussion followed about whether it would be better to have a Special Assessment or a dues increase to cover the cost of the two capital improvements.

With no Special Assessment the dues increase would be approximately 21% and there would be no cash flow to do the improvements immediately. With a Special Assessment and a slight dues increase to cover the adjustments made to the

budget and expected increases there would be enough money to do the improvements as soon as possible.

Michael Kerr made a motion to approve a Special Assessment for the heat tape and fire system upgrade to bring it up to code at a cost not to exceed \$4,675, and a dues increase to be capped at 6.25% for the residential units and 6.15% for the commercial units. Alyson Canepa seconded and the motion passed.

Darren Nakos asked how many bids were obtained for the heat tape and/or the fire system upgrades. Dan Ulmer said he only received one bid from Turner Morris for the heat tape because they have done all the work around the complex and are familiar with it. He requested bids from Frontier and two other contractors for the fire system but Frontier was the only one to respond. They have also done work at Summerwood. Darren Nakos recommended trying to get a net thirty days provision in the contract to allow time for the Special Assessment monies to reach the accounts. If the repairs can be done for less, any surplus will be rolled over into the Reserve account.

VII. Old Business

A. *Condominium Map*

Amy Nakos recapped the map problem related to her units. What is described on the recorded plat does not match the actual configuration of her units. At some point Tony Seibert reconfigured the hallway, giving that space to the Credit Union, but he never recorded any documents to reflect the new configuration. The previous owner said the space had been in the configuration in which he sold it to Amy and Darren for the entire time that he owned it. Amy and Darren would like a guarantee from the Board that the Association will not come back to them for any reimbursement related to this discrepancy in the configuration of the units. Linda Wagner said she did not think the Board was looking for more money; they just want to make sure that things are correct.

Michael Kerr made a motion to have Amy Nakos provide a new condominium map that accurately reflects the current configuration of all the commercial space. The new map should be presented to the Board for approval prior to recording. Credit Union of the Rockies agreed to split the cost of doing this with Amy and Darren. Linda Wagner seconded and the motion carried.

B. *Parking*

The parking situation is acceptable for the time being as long as it is patrolled. There are some furniture store employees who are parking in the lot. Re-stripping should help.

C. *Lights*

Dan Ulmer will look into the lights in back. The motion sensors are working but the lights are not. The power for the lights runs under the parking lot and there is a short somewhere. It is probably not worth tearing up the parking lot as long as the motion sensors are working

VIII. New Business

A. *Garages or Carports*

Linda Wagner asked if anyone had looked into the possibility of either garages or carports. Dan Ulmer responded that he had but the town indicated this would not be permitted as there is not enough of a setback from the alley. Linda asked Dan Ulmer to get an estimate of the cost for having plans drawn up to present to the town to see if they might change their mind. Dan will do so.

B. *Hot Tub*

There was some concern regarding water from the hot tub from next door being dumped on the parking lot. It was clarified that the tub was leaking and it has since been fixed.

IX. Adjournment

Alyson Canepa made a motion to adjourn at 2:47 p.m. Michael Kerr seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____