2020 Annual Meeting Valley Pines Homeowner’s Association

Date: Wednesday, 2/26/2020

Time: 6:00pm

Location: Valley Pines Clubhouse, 1400 East Valley Road, Basalt, CO, 81621

Meeting Minutes

Agenda

Introduction-

Introduction of owners in attendance

1. Call to Order (Glenn Drummond): 6:04

A: First: Kristie Goodhard

B: Second: Tony Brevetti

1. Establish quorum
2. Members Present: Tony, Glenn, Kristie board members present.
3. Walter Silveria and Nancy Brown
4. Count proxy votes: 9 proxies
5. Review prior year’s annual meeting minutes
6. Motion to approve

1. First: Kristie

2. Second:Tony

1. Financials Report (Genny Drummond)
2. Present 2020 budget

-Increase in 3% for operating budget

-Add dog fee for unit owner’s increase

-Insurance increase in $1,100 for additional increases.

-Contingency for $4, 070 to add to balance budget and ?

-Increase in ?

-Decrease in maintenance and repairs and labor. Decrease by $1700

-Snow and ice removal increase and leave as a flat fee of $10,000

Kitchen rental space will increase to?

-2nd office $3000 per year

-Utilities: electric going up $1,117

-Britt Queer mentioned the possibility of Solar Proposal. Contact Holy Cross and Solar. Glenn Drummond mentioned that it is a cost benefit analysis is worthwhile.

Glenn Drummond mentioned that Valley Waste proposal is worth investigating. Anderson Property Management will follow up on price options

-Enforcement of extra trash pick-up.

-Britt asked about the monitoring of camera equipment.

-Nicole mentioned that camera expense is probably needed for monitoring.

-Bill Bendl mentioned the cost of dues is going up and home values have not gone up compared to price.

-Bill Bendl asked if we can turn upstairs clubhouse space to turn it into 2 condos. Glenn mentioned that PUD was not approved to add additional condo units. It will also require 48-unit owner approval and an increase in $10,000.

-Tony Brevetti mentioned that adding gas meters is a possibility of reducing gas bill. -Encouraging tenants to reduce thermostats.

Glenn Drummond mentioned that we should encourage unit owners to self-policing.

-Bill Bendl inquired why garage special assessment cost has gone up? Genny Drummond responded that special assessments to insure the roof, exterior walls, door and metered expense.

-Glenn mentioned that we saved $10,000 in electricity expenses since Anderson Property Management took over management and installed LED lights

-Pet fee would allow better enforcement

-Move in/ move out fee of $250 for all owners

Nicole Hammes mentioned the possibility of supplemental fee for renters.

R-enter damage could be majority of units.

-Garage door- keep the garage door closed.

-Motion sensor or timer for exterior patio lights.

-Peter Hooper asked if the budget is forecasted for 3-5 years? Glenn Drummond stated that deferred maintenance will increase the cost of deferred maintenance.

 5. Property Manager’s report (Jason Anderson)

 A. Capital Improvements for 2020

-Jason Anderson presented past, present and future maintenance tasks for the association

1. CCIOA required homeowner education (Jason Anderson)

-Inspection of sewer from Mid Valley Metro District. January 12th. MVMD jetted main line and found grease.

-Brian Pollock requested that we scope clean-out drains with Roto Rooter?

-The board approved that we didn’t want to incur the expense of no shoveling between cars.

-Peter mentioned moving the cars to create a walkway.

-Set up specific time/ date to move vehicles and clear parking lot.

-Install heat tape timer. Credit Kristie electricity year based on prorated outlet.

-Question about moving snow onto the ditch.

Clean gutters should be checked latest snow- Robinson ditch company. Call them in the summer.

-Inspect sewer lines in spring.

1. Old business

-Bill Bendl mentioned that parking tags were not displayed on a lot of back spots. Jason Anderson responded stating that a second count would be taken and new tags would be displayed. Follow up on vehicle parking and maintenance.

-Bill Bendl suggested that the property manager repost the rules in English and Spanish and sign off with renters and owners on rules and regulations.

Jason Anderson stated that we are updating files with tenant registration form.

-Rob O’Neil mentioned that the garage lighting is poor. Can it be improved?

Can we install new lights? Glenn mentioned that we have discussed permanent option and it is costly. Strategic light placement could benefit residents.

Garages should be dark per docs.

-Backside of garage doors have light that shines down. Property manager to check these lights.

-Bill mentioned that roofs are in good shape.

Glenn- Currently we don’t have bad ice dams. Roofs are ok and eventually there will be roof replacement phased in.

1. New business

-Jason Anderson discussed tree removal and replacement per Belinski tree service. Jason revisited the property manager’s report for new business.

1. Board of Directors
2. Call for new board members (two members to resign Nancy Brown and Walter Silvieria?)

Britt Queer

Peter Hooper

Bill Bendl

1. Call for HOA members to elect board members.

Britt Queer and Peter Hooper

 9. Motion to adjourn- 7:39pm

 A. First: Kristie Goodhard

 B. Second: Peter Hooper