



Alpine

Condominium Association

Annual Meeting June 29, 2013 10am

The annual Alpine Homeowners meeting was called to order @ 10:03 am MST.

Roll call was conducted and a Quorum was established with the following owners present:

Unit # 2 Ruben Villanueva

Unit # 3 Jim and Georgia Gardner

Unit # 5 Jules Bohnn

Unit # 7 Hugh Scott via phone

Unit # 9 Pat Thuss via phone

Unit # 10 Steve Clark

David Dlugasch for Peak Property

Proof of Notice: Proof of notice was confirmed

Approval of 2012 minutes

Jules Bohnn made a motion to approve the minutes from the 2012 meeting making one change removing Paul Elkins name and replacing it with Jules Bohnn's name for the Association Board of Directors. Jim Gardner seconded the motion. The minutes were unanimously approved.

Finney Construction Update

David asked that Brian Finney attend the meeting and report on the progress of the project. Brian reported that things were going well. He did find rot on both of the east decks and replaced the supports and the steps. The deck was removed from the south side of the building. The sliders are being professionally stained or painted, depending on what each owner requested. This was an additional cost of \$300.00 per unit. It was not covered in the contract. He reported that the stucco is next and that needs some repair.

Finney removed about 1,000 feet of cable from all around the building. Jim Gardner said that his cable was not working. Peak will be looking into bundling the cable for the entire Association. Brian reported that he discovered extensive corrosion on gas pipes leading into the building. Peak will contact Timberline to do an inspection.

Jim Gardner asked Brian how we are doing with costs. Brian said that the removal of the deck, fixing the rot and issues with a few deck walls and ceilings would be additional cost. Jim said he hopes that the assessment would cover the cost.

Managers Report

David Dlugasch gave his managers report. He welcomed the new owner of Unit 10, Steve Clark and his mother Ann. He talked about needing a new insurance company to cover the Association because our current insurer is no longer insuring condo associations. He spoke about the rusted gas lines and one of the owners requesting a walkway from Gothic to the back of the building. With the deck removed, David got a bid from JCI Construction to create 5-6 new parking spaces. JCI would scrape, level and put down washed gravel for a cost of \$900.

David said that the Real Estate market has improved and condo sales are up 24% over last year. He said that there are still 189 condos for sale in Mt. Crested Butte.

Financial Report

David presented the Proposed Budget for 2013-2014. He went through 2012-2013 Actuals and the proposed budget was approved by all in attendance.

Jim asked about the outcome with Paul Elkins. David said that all we recovered was 6 months of dues. The banking industry had a federal law passed that they were not responsible for any assessments that were levied.

Jules asked if we can use some of the capital reserve for some smaller projects. David said that he would call for a BOD meeting as soon as Finney was nearing the end of the project to discuss the finances at that time. It was approved that we proceed with the \$900 allocation for the new parking area.

Old Business

Elkins and remodel have been discussed.

New Business

Jules asked that the ice in front of the entrances be removed down to the sidewalk. David said he would take care of it. Jules also asked about the electrical boxes on the deck. That's something that an electrician has to look at and David follow up.

Jim said that the association has to be more aggressive with delinquent payments. The association will begin foreclosure proceedings for anyone who is late by 15 days with assessment payments.

Jules went through the history of the storage units in the basement. Hugh said they were originally used for wood storage.

David will meet with Jules and Jim to go over who has which storage unit. Each owner should notify David ASAP as to which number storage unit is theirs.

Pat asked about a walkway leading from Gothic to the back doors. David will speak to JCI and see we can get a better price if JCI can do the work while he is doing the parking area.

Jules brought up the subject of the Gunnison Valley history and recommended that everyone should read some of Dwayne Vandembush's books. David agreed and said that Dwayne Vandembush is a professor at Western.

Jim said many thanks to David for all the work he has done for the Association.

The election of officers was the next order of business. It was moved by Jules and seconded by Ruben that the BOD remains the same for 2013-2014. The vote was unanimous.

Date for next meeting

June 28, 2014

Adjournment

Meeting was adjourned at 11:35.

BOD Meeting

Called to order at 11:36

Board agreed that everything was covered during HOA meeting and Board will meet in future to discuss any addition cost of construction. Meeting adjourned at 11:40