

Hunter Hill Condominium Association
Board of Directors Meeting Minutes From
Friday, October 28, 2016

Meeting Minutes

Call to Order 4:32 P. M.

Roll Call

Attendees;

Unit # 2 Jennifer Kennedy

Unit # 6 Hope Geller (Call in)

Unit # 8 Peter Daniels

Peak Property Management and Sales

Tom Hein-Association Manager

Approval of BOD's Meeting Minutes from-None

Financial Reports

Tom Hein reported as of October 20, 2016 the association has \$384.42 in the checking account, \$300.85 in the Restricted Reserve account and \$649.27 in accounts receivables for a total current asset amount of \$1085.60.

The assessment project (parking lot and drier) was over budget by \$1,089.38. The drier was \$270.00 more with taxes and delivery and the materials (approx. \$500.00) and labor (approx. \$300.00) were over budget. Tom Hein reported that there were extra railroad ties from the project (13) for future projects or to sell them to reimburse HOA for project cost. Peak Property reduced its project mark up from \$676.80 to \$417.11 to help offset the increased project cost.

The BOD's said they were happy with the way the overall project came out because it addressed the problems of the parking lot, but were hoping that all the cedar shingles would have been covered up. Though, then it reduces the fall protection height between the top railroad tie and the ground. We will evaluate if the parking lot needs another load or two of road base spread out in the spring.

The building repairs budget is over budget. The association had three unexpected expenses totaling \$1,778.16 (backflow device installation \$1,091.91, unclog common hoa drain between units 4/5 -\$326.25, roof screw/glue and epdm flat roof repairs \$360.00). If you take out these unexpected cost the building repairs budget would be \$228.79 over budget.

Old Business

-None

New Business

Pete Daniels asked if the Board and HOA would be interested in purchasing a new rubber mat for the front entry for approx. \$40-60.00. It was agreed the mat was a good idea and approved Pete to purchase one and submit receipt for reimbursement.

Thank you, Peter Daniels, for leading the charge and staining the flat side decks, painted the side deck rails, and painted the front entry deck. Things look great. Pete D. notified Tom of one deck repair and then he could complete painting the last hand rail on the south side.

The BOD's reviewed the CCIOA resolutions and Dave Calligan's comments regarding the adoption of the Colorado HOA resolutions. After review and discussion the BOD's agreed to Tom's suggested changes and approved revising and adopting the resolutions.

The annual fireplace inspections were completed fall 2016. Units 2, 4, 6.

The BOD's next discussed painting the remaining of the exterior building in spring 2017. The cost to complete the rest of building is \$12,075.00. The assessment per owner would be \$1,509.38 and Peak Property will not be marking up the painting assessment. Pete Daniels requested that the painting project and assessment be evaluated by the BOD's next spring before the assessment invoices are mailed out. The purpose is to evaluate if the whole building or part of the building needs to be done.

There will be snowplowing and shoveling changes for 2016/17 Winter. The snowplowing has been switched to Pinnacle Construction and Peak Property will be doing the shovel work. The parameters that the BOD's agreed to is that Peak Property will shovel the front steps for the HOA, but typically won't be able to get there in the mornings until 10-11AM. The HOA and Peak Property will re-evaluate the snow shoveling and snow plowing situation (not good enough, needs to be done more, done less, etc.) after 60 days.

Jennifer Kennedy said the BOD's main reason for meeting was to follow up on the completion of all the projects and she felt good that all got done.

Establish Date for next meeting-April 26, 2016

Adjournment-5:20 P.M.