

Hunter Hill Condominium Association  
2018 Annual HOA Meeting Minutes from  
Tuesday, August 28, 2018  
5:00 P.M. @ Peak Property Management and Sales, 318 Elk Avenue

**MEETING MINUTES**

**Call to Order/Proof of Notice/Roll Call**

The Hunter Hill Condominium Homeowners Association's annual meeting was called to order at 5:12 P.M. on Tuesday, August 28, 2018 at Peak Property's office. The meeting notice was emailed and mailed out June 22, 2018, and the meeting packed was emailed out August 13, 2018. The meeting was represented by the following owners and a quorum was established for an official meeting.

HOA Owners

Attendees:

Unit # 2 Jennifer and Darren Kennedy  
Unit # 3 Dave J. Calligan (Call in)  
Unit # 5 Dennis Magnetti and Katie Kupcinski  
Unit # 6 Hope Geller  
Unit # 8 Peter Daniels

Peak Property Management and Sales

Tom Hein-Association Manager

**Confirm Current Owners Contact List**

Due to Colorado privacy rules, Peak Property is not allowed to share homeowners phone numbers and email addresses without their permission first. If you would like your info available to other owners, please let Tom H. know, otherwise your contact info will not be visible in HOA owner emails and available to other owners. The use of email helps reduce the HOA's mailing expenses. The attending owners all approved it was ok to share their emails addresses and contact info with the other owners.

**Approval of HOA Meeting Minutes from August 8, 2017.**

Tom Hein asked the owners if they had reviewed the meeting minutes from the August 8, 2017 HOA meeting and did anyone have any changes or comments they wanted reflected to the meeting minutes before motioning to approve them. Katie Kupcinski made a motion to approve the August 8, 2017 meeting minutes, the motion was seconded by Darren Kennedy and Dennis Magnetti, all were in favor, and the motion was approved.

**Manager's Report**

Tom Hein welcomed everyone to the 2018 Hunter Hill Homeowner's Association meeting. Last summer the west side of the building was repainted, and the east and front sides of the building are scheduled to be

painted. Due to unexpected issues the contractor probably will only be able to paint the front (east) side this year and north side next year.

Overall it was a quiet year at the Hunter Hill Condo's since the last annual meeting. Crested Butte had a low snow year followed by a very dry spring and summer. This benefited the Association's financials (snow removal) this fiscal year.

The big news in CB is the purchase of CBMR by Vail Resorts. Hopefully this will bring on mountain improvements and infrastructure the ski area needs which will benefit property values and rentals.

Tom Hein reported the overall exterior condition of the building and common grounds is in good shape and holding up well. The exterior south side deck/railings/stairs need/should be painted this summer/fall if. The interior hallways are ready to be painted and the carpets replaced. Peak Property continues to do basic maintenance and repairs as needed. Tom Hein reported that the recent sewer/lift station issues have been resolved and will now start to look into finding a contractor who can pump out and clean the lift station vault. It's full of sludge and foreign/plastic objects that requires it to be professionally pumped out. The owners discussed it's not ok to put any foreign or plastic objects in drains or down toilets as they will block and clog the rotors on the pumps.

### **Old Business (Review of the 2017 Agenda's New Business)**

The following 'New Business' items were discussed.

-Annual Fireplace Inspections- Scheduled for Oct. 3, 2017. Units 2, 4, 6.

=2017 MEETING RESULTS: Tom Hein will remind owners with an email and posts notices on doors a week before scheduled work.

-Discuss screen door at front or side entries.

=2017 MEETING RESULTS: Peter Daniels mentioned that if screen doors were installed on the side doors that the side entrances would need a protective eave/roof to protect the tops of the open doors and door opening from the weather and being damaged. The owners agreed that wasn't practical and decided to look into a magnetic screen door for the front door (s). Tom Hein will research and report back to BOD's.

=2018 MEETING RESULTS: The owners might want to do a magnetic screen door for the front door in the future.

-Review Reserve Study.

=2017 MEETING RESULTS: The owners reviewed the Reserve Study and discussed the following:

1. Painting and condition of the buildings siding/trim. The owners reviewed the buildings painting cycle.
2. Painting: North and East sides next year= \$6075.00: Owners agreed to move forward with doing N & E sides next year 2018. Peak property will send out assessment invoices to owners in the Spring 2018.
3. Age of Roof: Approximately 20+ years. Tom Hein to get bids for new roof for next annual meeting.
4. Parking lot: Peter Daniel's mentioned the heavy rains caused couple spots to wash out and needed repair. Overall the parking lot is in good shape.
5. Front Entry Deck: Tom Hein to get cost to rebuild front entry deck boards and framing.
6. Front side areas: Tom Hein to get cost to prep, grade, landscape mat, install 1-2 rail road ties to form perimeter and add ¾" granite rock to lower front areas of the building.

-Snowplowing: Owners asked to see what Lacy's cost for bobcat would be and A.M. plowing time.

-Tom Hein reminded the owners and tenants to not store items on the crawl space accesses or in front of the lift station panel in the side storage rooms in case the HOA has an emergency with sewer system and water turn off for the building.

## -Recommended Building Maintenance

=2017 MEETING RESULTS:

- Paint exterior handrail at front steps: The BOD's are to evaluate, and Tom Hein will follow up with them on what to do.
- Paint railing and pickets on each side deck: Same as above.
- Front Entry deck; boards and skirting condition: Tom Hein to get repair quotes.
- Parking lot repairs due to heavy rains: Peak repaired parking lot.
- Stair treads: Peak to repair before winter.
- Back patio balusters at units 5 and 7 to be replaced by Peak.
- Roof maintenance; screw and glue.

## New Business

1. Annual wood stove inspections- Scheduled for August 29, 2018. Units 2, 4, 6.
  - a. =**2018 Meeting Results:** Tom H. reminded the owners wood stove level 1 inspections were the following day. Hope G. stated that she felt it was inappropriate for the tenant in unit 4 to not allow access for the level 1 wood stove inspection and the tenant should be responsible for any loss of discounted savings from not allowing access to the unit for the inspection. Jennifer Kennedy asked if unit 1 still had its wood stove in the unit. Tom H. replied the wood stove is still in the unit, and can't be used because it was red flagged by the town. The owners agreed it should either be removed or replaced as it's a liability to the HOA because of the high rental occupancy turnover. Tom H. will email owner.
2. Discuss owners' suggestions to change the Rules and Regulations to only allow owners to have pets and only owners are allowed to use the storage rooms for storage. The reason for the storage room use change is because tenants don't keep their stuff organized and when tenants move out they leave stuff behind; boxes, furniture, etc. and it ends up costing the HOA to have it removed and hauled off. Owners who rent are not properly managing their tenants and unit's.
  - a. =**2018 Meeting Results:** Hope Geller and Jennifer Kennedy made a motion to amend/add to the Rules and Regulations regarding the storage rooms that only OWNERS (current tenants in units 1 and 7 can continue to use until they move out) are allowed to use and store items in the basement storage rooms. Katie Kupcinski seconded the motion, all were in favor, no one against, the motion was approved.
  - b. =**2018 Meeting Results:** Hope Geller motioned to amend/add to the Rules and Regulations that only owners are allowed to have a pet per the existing Rules and Regulations. Jennifer Kennedy seconded the motion, all were in favor, no one against, motion approved.
3. Short term rentals discussion.
  - a. =**2018 Meeting Results:** A discussion was held regarding short term rentals and the positive and negative affects they have on the Association and other units. Hope G. is in favor of not allowing short term rentals because they effect the quality of life of the others living in the building. STR tend to be loud, party, knock on wrong door, require additional parking, put extra wear and tear on the common grounds and sewer system. Hunter Hill has a sensitive sewer system with a lift station that is costly and will fail when the wrong products are put into the system. Tom H. reported that only way for an HOA to not allow/forbid STR is to amend/update the Association's Declarations forbidding them and that requires an owner vote with a 66.7% approval by the owners. Hope G. said an analysis of the risk factor around STR's and the Association should be conducted. Does the Association's insurance have to change to protect itself from STR's? If the owners are serious about making a change an

attorney will be need to amend the Association's Documents. The owners decided to start an email conversation regarding allowing or not allowing short term rentals and the effects they could have on the HOA.

4. Reminder to owners and tenants to not store items on the crawl space accesses or in front of the lift station panel in the side storage rooms.
  - a. =2018 Meeting Results: The storage rooms are currently clean and organized and all floor access hatches are painted in fluorescent orange to stay off.
5. Review Reserve Study
  - a. =2018 Meeting Results: The owners reviewed and discussed the reserve study items.
6. Recommended Building Maintenance
  - a. -Paint exterior handrail at front steps.
  - b. -Paint railing and pickets on each side deck.
  - c. -Entry deck; boards and skirting condition.
  - d. -Paint interior hallways/stain interior wood trim: door-window trim, stairs handrail
  - e. -New interior carpet.
  - f. =2018 Meeting Results: Kennedy Painting will look at items a, b, c and will paint as necessary. Tom H. to get bids for items d, e.

### **Financial Reports**

As of August 13, 2018, the association had \$9,160.42 in the checking account, \$7,480.85 in the Restricted Reserve account and \$2,182.28 in accounts receivables for a total asset amount of \$18,823.55. This amount includes the \$6,075.00 assessment money collected for the west side painting. The Association finished the 2017/18 fiscal year with a small net income of \$406.43.

Some budget line item costs have risen, and they are reflected in the proposed 2018-19 budget. The proposed budget has a \$10.00 dues increase to cover the increased cost and provide a little positive net income. A \$10.00 dues increase does not cover all the increased expenses and thus will require the restricted reserve allocation to be reduced from \$55.00 to \$30.00 to cover operating cost. If the Association wanted to maintain the same RR allocation (\$55.00) it would have to raise the dues a minimum of \$35.00. Peter Daniels motioned to approve the proposed 2018-19 budget with a \$30.00 dues increase as of October 1, 2018 allocating \$280.00 towards operating income and \$50.00 towards the restricted reserve account, Dennis Magnetti, seconded the motion, all were in favor, no one opposed, motion was approved.

### **Election of Board of Directors (Three Year Terms)**

-President: Jennifer Kennedy 2016-2019

-Vice President: Dave Calligan 2018-2021

=Meeting Results: Hope G. made a motion to re-elect Dave Calligan for another three-year term, Peter Daniels seconded the motion, all were in favor, no one opposed, motion was approved.

-Secretary: Hope Geller 2017-2020

-Treasurer: Peter Daniels 2017-2020

### **Establish Date for next meeting-August 12, 2019**

### **Adjournment**

Jennifer Kennedy made a motion to adjourn the meeting, Peter Daniels seconded the motion, all were in favor, and the motion was approved. The meeting was adjourned at 6:48 P.M. on August 28, 2018.