

Hunter Hill Condominium Association's
2019 Annual HOA Meeting Minutes from
Monday, August 12, 2019
4:00 P.M. @ Peak Property Management and Sales, 318 Elk Avenue

MEETING MINUTES

Call to Order/Proof of Notice/Roll Call

The Hunter Hill Homeowners Association's annual meeting was called to order at 4:08 P.M. on Monday, August 12, 2019 at Peak Property's office. The meeting notice was emailed and mailed out on June 26, 2019, and the meeting packet was emailed out on July 11, 2019. The meeting was represented by the following owners and a quorum was established for an official meeting.

HOA Members

Unit #1 John Corsini (Call in)
Unit # 2 Jennifer Kennedy
Unit # 3 Dave J. Calligan
Unit # 5 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. If your contact information changes (mailing address, email, phone numbers) please notify Tom or Brenda at Peak Property.

Approval of HOA Meeting Minutes from August 28, 2018.

John Corsini made a motion to approve the August 28, 2018 meeting minutes. The motion was seconded by Katie Kupcinski, all were in favor, none opposed, and the motion was approved.

Manager's Report

Tom H. welcomed everyone to Hunter Hill's 2019 annual HOA meeting and thanked everyone for taking time to attend. The managers' report was presented and included the following:

1. Last summer the east side of the building was repainted, and the north side of the building is scheduled to be painted this summer. The exterior south side deck/railings/stairs will be painted this summer.
2. The lift station/sewer vault had major repairs and cleaning (two new grinder pumps, plumbing, removal of metal decay in vault, vault cleaning) last year was very expensive for the HOA and owners. It has been functioning properly with no issues since the repairs were completed late November 2018. The lift station vault will need an annual cleaning.

3. The common area drier machines were properly ducted to the exterior of the building and the crawlspace area clean of heavy lint build up.
4. Crested Butte had a cold and snow winter that buried the building this year and the snow removal budget reflects that.
5. The overall exterior condition of the building and common grounds is in good shape and holding up well. Peak Property continues to do basic maintenance and repairs as needed.

Old Business (Review of the 2018 Agenda's New Business items discussed)

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. The owner confirmed that the wood stove was removed.
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 affect 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 needed 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.

New Business

1. Storage Room Keys-The HOA has locked the storage room doors and owners can pick up a key from Peak property. Tenants are no longer allowed to use the storage rooms, except unit 1 is grandfathered until current tenant's lease is up.
 - a. **2019 Meeting Results:** Any owner who has not picked up a key can contact Tom to make arrangement to receive one.
2. Annual Wood Stove Cleanings- Units 2, 4, 6. To be scheduled for later August/early September.
 - a. **2019 Meeting Results:** Wood stove level one cleaning/inspections are scheduled for Oct. 21 or 22. Notification of exact date will go out before the work is done.
3. Review Reserve Study/Maintenance & Repair
 - a. Carpet and Paint proposals/estimated cost- The Board reviewed the proposals for new carpet, stain and paint for the HOA common areas. After discussing they felt an upgrade should include the following as a package;
 - carpet-hallway & stairs
 - stain-all wood trim, base, handrail, stairs, spindles
 - paint-walls and ceilings.
 - new lighting
 - vinyl flooring in laundry room.

The Board estimated the total cost for the package to be around \$17-\$19K. At this time, they decided to hold off, work on the HOA's finances and discuss at the owners annual meeting.
 - b. **2019 Meeting Results:** The owners reviewed the reserve study, financials and after a lengthy discussion about the need for the interior repairs the owners agreed/approved to an assessment to complete the upgrades/interior repairs (discussed at the annual meeting) in the spring 2021. Peter Daniels motioned, Jennifer Kennedy seconded, all were in favor, no one was against, and motion was approved for an assessment of \$18,000.00 to be earmarked for interior repairs which amounts to either a one-time assessment per unit of \$2,250.00 or \$125.00 extra (in dues) per month for 18 months beginning Sept. 1, 2019.
4. Side Doors Roof Awnings proposal
 - a. **2019 Meeting Results:** The owners thought the proposal from BA Construction was fair and reasonable, but due to budget restraints decided to delay this project. The owners felt the roof awning would help keep snow away to maintain winter access in and out of the side doors.
5. Short Term Rentals
 - a. **2019 Meeting Results:** Units # 1 and #3 were against changing the Association Declarations to not allow short term rentals, even though units 1 and 3 had no intentions or plans to do

STR's and thought they could be discouraged by the HOA. John Corsini didn't think the HOA was appropriate for STR's but thought that adding limitations to the Declarations reduced property value. The owners for the change are against STR's because they feel that STR's are a liability to the HOA due to the parking, front stairs, and septic/sewer vault/lift station. No actions were taken.

Financial Reports

Tom H. reported this fiscal year the HOA had higher unexpected maintenance repairs (particularly lift station), higher than average snow removal cost, and some unbudgeted expenses. All contributing to the negative budget projected for the year. As of July 9, 2019, the association had \$2,198.51 in the checking account, \$2,410.85 in the Restricted Reserve account and \$660.00 in accounts receivables for a total asset amount of \$5,269.36. The Association is projected to finish the 2018/19 fiscal year with a small negative net income of \$64.32.

The Association made modifications to the RR account allocation in the spring to try to balance the budget since it was net negative \$5K. The plan was successful and accomplished the goal of reducing the negative budget as much as possible before the end of the year without an assessment to the owners.

Some budget line item costs have risen and is reflected in the proposed 2019-20 budget. There are no owner delinquencies.

The 2019-20 proposed budget has a small surplus of \$134.24 forecasted at the end of the year. To accomplish this Peak has proposed a \$10.00 RR allocation reduction and a \$15.00 due's increase. Jennifer Kennedy made a motion to approve the proposed 2019-20 proposed budget with the recommended \$15.00 dues increase and a \$10.00 restrict reserve reduction, Peter Daniels seconded the motion, most were in favor, one was against, and the motion was approved.

Election of Board of Directors

Peter Daniels re-nominated the Jennifer Kennedy for another 3-year term, Katie Kupcinski seconded the motion, all were in favor, no opposition, and the motion was approved.

-President: Jennifer Kennedy 2019-2022

-Vice President: Dave Calligan 2018-2021

-Secretary: Hope Geller 2017-2020

-Treasurer: Peter Daniels 2017-2020

Establish Date for next meeting-August 11, 2020 @ 4:00 PM

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 5:20 P.M. on August 12, 2019.