

Hunter Hill Condominium Association
2020 Annual HOA Meeting Minutes from
Tuesday, September 22, 2020

5:00 P.M. by telephone (conference call in). The conference call in number is
970-349-5100 pass code 1234.

Meeting Minutes

Call to Order/Proof of Notice/Roll Call

The Hunter Hill Condominium Association's annual meeting was called to order at 5:03 P.M. on Tuesday, September 22, 2020 at Peak Property's office via conference call. The meeting notice was emailed and mailed out on August 31, 2020, and the meeting packet was emailed out on September 8, 2020. The meeting was represented by the following owners and a quorum was established for an official meeting.

Attending Members

Unit #1 John Corsini
Unit # 2 Jennifer and Darren Kennedy
Unit # 3 Dave J. Calligan
Unit # 4 Jeremy Rediger and Elise Peterson
Unit # 5 Katie Kumcinski
Unit # 6 Hope Geller and David Fischel
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 12, 2019.

Jennifer Kennedy made a motion to approve the August 12, 2019 meeting minutes. The motion was seconded by John Corsini, all were in favor, none opposed, and the motion was approved.

Manager's Report

Tom H. welcomed everyone to Hunter Hill's 2020 annual HOA meeting and thanked everyone for taking the time to attend. The manager's report was presented and included the following:

- Welcome new owners at unit #4.
- This has been the first year in a long time the HOA has not painted one side of the building, had to make repairs to the sewer lift system, had an assessment for extra snow removal or unexpected repairs.
- 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 2019 Agenda's New Business items discussed)

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 did not 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.

New Business

1. Annual Wood Stove Cleanings- Units 2, 4, 6. To be scheduled for October 1, 2020.
 - a. **2020 Meeting Results:** Wood stove level one cleaning/inspections are scheduled for Oct. 1. Unit #4 requested that their wood stove be skipped this year because they plan to not use it and said they plan to replace it next year with wood pellet stove. The rest of the owners were not comfortable with it not being cleaned in case it was used by someone else. After

discussing, Elise Peterson said she was ok proceeding with having their wood stove inspected and cleaned this fall.

2. Short Term Rental Vote Update and Results

- a. **2020 Meeting Results:** Jennifer Kennedy updated the owners that the lawyer had received 7 out of 8 ballots so far, John Corsini did not receive his ballot, but he contacted Beth Appleton and provide his vote. Jennifer Kennedy reported that the owners vote passed and 6 out of 8 owners ruled against allowing short term rentals. The Declarations will be amended to not allow short term rentals and recorded with the Gunnison County after the notification period mortgage holders have to respond. The process should take around 45 days. Once all documents and Declarations have been recorded the HOA will have to decide how and when to enforce the new rule. A few of the owners wanted to work with the owners of unit #4 but decided to wait until all the legal documents were finalized to make any decisions when to start to enforce the new rule.

3. Review Reserve Study

- a. Interior upgrade package.

-carpet-hallway & stairs

- stain-all wood trim, base, handrail, stairs, spindles

-paint-walls and ceilings.

-new lighting

-vinyl flooring in laundry room

-Start bidding process?

- a. **2020 Meeting Results:** The owners all agreed they wanted to see the project start in the spring 2021. Tom H. will contact contractors to get updated proposals and the Board will need to start selecting colors and materials. Tom H. will provide updates at the next BOD's meeting.

4. Maintenance

-hold off until fall 2021 to have sewer vault cleaning; clean every other year.

- a. **2020 Meeting Results:** The HOA will have the sewer vault cleaned out next fall 2021 and will continue cleaning it every other year.
- b. **2020 Meeting Results:** The building's roof is 40 years old and reaching its life expectancy, though overall it is in good shape and has some years of life left in it.

5. HOA curb stop/water shut off-locate?

- a. **2020 Meeting Results:** The owners agreed it was a good idea to try to locate it, Tom H. will work on it.

6. Open Forum

- a. **2020 Meeting Results:** Just a reminder that smoking is not allowed around the front entry and common areas, smoking is allowed in the parking lot. Pete D. will pull the smokers pole by the front entry, clean and store it.

Financial Reports

Tom H. reported as of September 7, 2020, the association had \$1,603.28 in the checking account, \$16,984.14 in the Restricted Reserve account (\$3,484.14 reserves/\$13,500.00 interior project) and \$470.00 in accounts receivables for a total asset amount of \$19,057.42.

The Association finished the 2019/20 fiscal year with a negative net income of \$620.90. The water/sewer and snow shoveling budgets were increased and the snowplow and roof shoveling budgets should be increased. Darren Kennedy did not charge the HOA for 3 hours of roof shoveling to help the HOA out last winter. There are no owner delinquencies. The 2020-21 proposed budget scenario 2 has a small surplus of \$477.50 forecasted at the end of the year. To accomplish this Peak has proposed a \$5.00 RR allocation

reduction and a \$40.00 due's increase starting March 2021 after the \$125.00/month assessment for interior repairs ends after Feb. 2021. Approve proposed 2020-2021 budget.

2020 Meeting Results: Pete Daniels made a motion to approve the 2020-2021 proposed budget, Jennifer Kennedy seconded the motion, all were in favor, no one was against, and the motion was approved.

Election of Board of Directors

Jennifer Kennedy motioned to renominate the existing board for another three-year term, Katie Kumcinski seconded the motion, all were in favor, no one was against, and the motion was approved.

-President: Jennifer Kennedy 2019-2022

-Vice President: Dave Calligan 2018-2021

-Secretary: Hope Geller 2020-2023

-Treasurer: Peter Daniels 2020-2023

Establish Date for next meeting-September 23, 2021 @ 5:00 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 6:23 P.M. on September 22, 2020.