

**SUNWATCHER CONDOMINIUM ASSOCIATION
ANNUAL MEMBERS MEETING
Saturday, May 23, 2015 – 8:30 A.M.
(Proposed Minutes)**

- I. Call to Order-Kevin Malaska called to order at 8:40 A.M.**
- II. Proof of Notice – posted by Pam Anderson on website**
- III. Introduction and Roll Call- Kevin Malaska, Sharon Christensen, Pam Anderson, and Jake Robins (Officers)**
- IV. Recording of Proxies – Seven(7) proxies received and recorded**
- V. Determination of a Quorum – Ten (10) owners present and seven (7) Proxies received; Ouorum determined**
- VI. Approval of Minutes for Previous Annual Meeting – Motion to approve by Howard Kuchta and seconded by Jim Smith**
- VII. Association Review – Jeanine Anderson, bookkeeper, monthly financials reflect within annual budget for expenses and income**
- VIII. Unfinished Business – December 31, 2014 Balance Sheet reflects the staining projects for 2014 were over budgeted amount. The overage was due to needed repairs prior to staining**
 - A.2015 Financial Review and Treasurer’s Report- Sharon Christensen, Treasurer, reported that several items were increased in the 2015 budget (staining for 2015). The increase was moved from other items in the budget. The May, 2015 Financials should reflect the amount of \$16,534.00 moved from the general checking account to the Reserve Account. The Reserve Account will be brought up to \$35,000.00, which would cover the \$5,000.00 per building deductible on the Master Insurance, should there be a catastrophic event, such as fire, that would destroy the buildings. This also allows the quarterly association dues to remain at \$475.00 for each unit.**
 - B.Maintenance Review – Ed Halstead, Maintenance Manager, gave an update on the 2014 repairs: Units 33-40 were stained and rotted**

boards were replaced; Units 1 and 34 had roof repaired for leaks; Unit 33 had shrubs removed for fire mitigation; Fire mitigation issues for Units 29 and 32 were removed by Paul Branson. 2015 repairs : Units 29-32 and Units 1-4 will be stained by Apache with any needed wood repairs on front porches and decks to be done by Ed Halstead; garage doors on Units 4 and 17 were damaged during snow removal this winter/spring. Unit 4 has been repaired and waiting on panels to arrive to repair garage door on Unit 17; Tyler Huff will be retained to continue snow removal; Unit 30 has a missing chimney cap; Brian Miller pulled gravel from the pile of snow removal and spread around. At this time, no new gravel is needed. Jim Smith contacted Huerfano County in 2014 regarding our roads. Regraded roads to repair the water flow were completed by Huerfano County; Unit 18 has juniper shrubs around deck area that will be removed for fire mitigation; windows are deteriorating badly in some units. Ed Halstead did research on various replacement windows, and bids would be \$95.00-\$415.00 to replace windows. Bids do not include labor. There is no room to change the size of the windows, so would have to be custom made. Owners should decide if a detailed walk around is needed to prioritize the window replacements.

C.Other – no issues were discussed.

XI. New Business

A.Current Financials and Review of 2014 Budget – presented by Sharon Christensen under VIII. Unfinished Business, A.

B.Ongoing Maintenance Issues – discussed by Ed Halstead under VIII. Unfinished Business, B.

C.HOA Education – John Zantelli, our agent with American Family Insurance presented information on our Master Insurance Policy: Loss Assessments are built into the Master Policy; each building has a fire score;premium for 2014-2015 was \$10,670.00. The premium for 2015-2016 will be approximately \$12,400.00. Condominium Association 2015 budget reflects \$12,000.00 for insurance; Must be vigilant regarding fire mitigation in order to lower Risk Management Scores.

D.Other – suggested Paul Branson take another look at the aspen tree at Unit 37. Previously Paul had stated that the aspen tree was not a fire hazard. New code for the trash containers will be 6771. Kevin Malaska will contact trash company to request the change of the

code, prior to June 1, 2015.

X. Election of Board Members

A. Nomination and Election- Stacey Johnson and Angela Johnson volunteered to serve on the Board with current officers, Pam Anderson and Jake Robins. After the meeting was adjourned, it was decided Stacey Johnson would serve as President, Angela Johnson would serve as Treasurer, Pam Anderson would serve in her capacity as Vice President and Web Manager, Jake Robins would serve in her capacity as Secretary and handle lien filings and releases.

XI. Date of Next Meeting- May 28, 2016 at 8:30 A.M (MST)

XII. Adjournment – 11:00 A.M.