

# SOUTHEAST FORTY HOMEOWNERS' ASSOCIATION

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## 2023 ANNUAL MEMBERS MEETING

Thursday, November 9, 2023

5:00 PM/Noon MST/MDT

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### MINUTES

#### 1. Attendance

**Members Present on Zoom or by Proxy:** Kelley Anderson, D.J. Anselmi (by proxy), Lynn Carlsen, Eric Carr, Core Ventures (4) (by proxy), Eileen Crawford, Amy Moore, Gretchen Plender, Patricia Reed, Jim Roth, Greg Smith (by proxy)

**Others Present:** Tina Korpi and Charley Boyton with GTPM

#### 2. Determination of a Quorum

With 14 units represented over Zoom or via proxy the forty percent (8 of 20) requirement for quorum was determined.

#### 3. Reading and Approval of 2022 Annual Meeting Minutes

Amy Moore made a motion to approve the 2022 annual meeting minutes. Jim Roth seconded the motion. The vote was all in favor. Kelley Anderson abstained from the vote.

#### 4. Financial Review

##### a. Review of 2022-23 Actual

The 2022-23 income totaled \$64,919.67 and the HOA expenses totaled \$92,627.43. This overage was largely due to roof repairs and maintenance, lawn care and snow removal. Legal fees were also over budget due to the CC&R work by Nicole Kreiger and other legal counsel. The HOA deposited \$19,500 into the maintenance reserve account. There was \$15,300 used for roof repairs. As of October 30, 2023 the HOA had \$12,670.99 in the operating account with \$77,590.26 in the maintenance reserve account.

##### b. Review of 2023-24 Proposed Budget

The 2023-24 proposed budget included a 5% increase in dues. After much discussion, the membership would like to hold a special meeting in January 2024 to discuss increasing the dues further to help build the maintenance reserve account in order to help fund the siding project and more potential roof repairs. Gretchen Plender made a motion to increase dues to \$303 per month starting from the first of the fiscal year, October 1, 2023. Amy Moore seconded the motion. The vote was all in favor.

#### 5. Old Business

a. Tree Maintenance – There are several trees that need to be trimmed away from the buildings. GTPM will follow up and get this taken care of.

b. Curb stop shut-off discussion – Curb stops have been buried underneath decks. Westwood Curtis will need to mark all of the curb stops and then there will need to be a plan in place to uncover them.

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- c. Siding replacement – In the past siding has been discussed. Tina explained that currently there is not an architect to take on this project but perhaps New West Building Company will want to take on the project.
  - d. CCR Discussion – Tina explained the CC&R amendment was stalled when there were more questions that arose without answers. Tina will make sure this gets moving forward again after Thanksgiving.
6. New Business
- a. Roofs – Tina explained that this winter there was an ice dam that caused a big leak in unit 10. This leak caused the ceiling to collapse. The homeowner authorized the repairs before approval by the HOA board. The board did agree to refund the owner \$10,000 for part of the repairs. This was not the total amount the owner paid for the remediation of the bedroom as well as the roof repair. The HOA board would like to make it clear that homeowners must go through the board for approval to any exterior repair that is needed. The board did hire an engineer to inspect the attic spaces in order to discover any more roofs that could potentially have problems with the sheeting. GTPM has not yet received a report from the engineer. However, there are some venting issues that have been discovered and more information will follow after the report is received.
7. Other
- ~ Again, there was discussion about homeowners doing improvements to the exterior of their unit. If a homeowner would like to install heat tape, they must have board approval first. Any heat tape needs to be hard wired and be inspected by the county.
8. Election of Directors
- All terms are for one year. Tricia Reed, Eileen Crawford and Tom Bresnehan's terms are up for re-election. After discussion about adding two more members to the board, Amy Moore made a motion to nominate, Patricia Reed, Eileen Crawford, Tom Bresnehan, Gretchen Plender and Kelley Anderson to the board. Jim Roth seconded the motion. The vote was all in favor.
9. Adjournment 6:45pm
- Jim Roth made a motion to adjourn. Kelley Anderson seconded the motion. The vote was all in favor.