

**Wind River Homeowners Association  
Annual Meeting Minutes  
January 14<sup>th</sup>, 2020  
3:00pm  
Wind River #5**

**Present:** Robin Cloyd, Trish Zuccotti, Jim and Candy Facer, Ruth Jenkins and John Warrick, Rodney Folsom and Natalie Raines (JHRL).

**Proxies:** Roland, Offensend and Brunner to Cloyd.

**I. Call to Order**

Robin Cloyd called the meeting at 3:05 p.m.

**II. Determination of Quorum**

Rodney Folsom determined that a quorum was established by those present and by proxy with 8 of 15 represented.

**III. Adoption of Agenda**

*Trish Zuccotti motioned to adopt the agenda as presented. Robin Cloyd Seconded. All in favor. None Opposed*

**IV. Approval of the January 23rd, 2019 Meeting Minutes**

*Jim Facer motioned to approve the 2019 meeting minutes as presented. Trish Zuccotti seconded. All in favor. None Opposed*

**V. Old Business**

**A. Stair and Retaining Wall Replacement**

Over the course of the summer the retaining wall located in front of Units 12 and 13 was replaced. Anchors and reinforcements were installed to keep the structure in place and far less likely to shift position in the future.

Village Gardener completed the retaining wall and replaced wooden stairs for \$ 19,134

**B. Roof Replacement**

This is currently scheduled to be done in 2021. Due to the high demand for roofing contractors and the planned timeline of 2021 no bids were received over the course of last summer. Management has spoken with two local companies, 307 Imperial Roofing and Corona's Roofing to gather bids for replacement next year. More bids will be gathered for competitive pricing.

Based on projects completed this year the current estimate for total roof replacement with asphalt shingles in 2021 is \$176,489.

**C. Automatic Billing**

ACH/wiring instructions have always been available upon request. . ACH payments are much cheaper than wires.

We have a lot of owners put the HOAs into their own monthly banking "bill pay" issue recurring checks as needed (monthly, quarterly).

These are set up by the homeowners as a "push" from their bank accounts. The HOA is not set up to "pull" from accounts.

#### **D. Landscape Improvements – Tree Removal**

Over the course of the summer all of the Mugo Pines were removed from the courtyard area. Oats grass and flowers were planted in the retaining wall and I believe the courtyard has a much brighter and open feel. New bark mulch was also placed in garden areas.

#### **E. Other**

No other business was discussed under Old Business

### **VI. New Business**

#### **A. Roof Repairs**

This fall 307 Imperial Roofing inspected the roofs and recommended that some of the damaged/missing shakes be replaced. This would not guarantee against leaks but was a preventative maintenance measure taken to help reduce this risk until total replacement. Total costs for this repair was \$ 5406.

#### **B. Boardwalk Replacement**

During the fall walk around with the board of directors it was noted that the wooden boardwalk had loose decking and would need to be replaced. Due to weather this was postponed until the spring of 2020. Since this area is covered with snow during the winter months it is not a safety concern.

#### **C. Deck Replacement**

During roof shoveling operations last winter a cornice fell from the back side of units 6 and 7. When it landed on the deck the force of the snow completely detached the railing to these decks. Upon inspection it was noted that the rim boards and joists had significant rot. Village Gardener rebuilt these decks for \$17,880. Management will continue to monitor the condition of the other decks and replace when needed.

#### **D. Other**

Those present at the meeting discussed the status of windows throughout the association. The CCR's note that the HOA is financially responsible for the glass and the Homeowner is responsible for the frames. The Board of Directors currently stipulates that the glass must be 50% fogged due to failed seals in order for the HOA to pay for replacement.

An increasing number of window failures during the upcoming decade will require that in future years we increase the maintenance reserve line item in the Association budget; this would translate into substantial dues increases. The Board discussed two other options, one being that each owner would become responsible for his/her own windows, glass and frames. A fallback option would impose a special assessment, which to date, this board has avoided. The Board solicits owner input with regard to each owner's preference.

## **VII. Financial Report**

### **A. Financial Report**

Total income for the Wind River Homeowner Association for the year 2019 equaled \$143,914 with total expenditures equaling \$167,972 creating a budget shortfall of \$24,058. The majority of this was due to snow removal costs where the association was \$17,615 over budget. Other line items including Buildings and Grounds, Repair and Maintenance (replacement of 6-7 decks) firewood (25 cords) trash and water/sewer were also over their allotted budgets. The cash ending balance in the operating account was \$1,916

The Maintenance Reserve account began the year with \$136,607. Total contributions equaled \$16,036 with expenditures of \$19,134 for the retaining wall replacement and \$17,880 to replace the decks of units 6-7 the ending maintenance reserve balance was \$115,629. Total available cash for the Wind River Homeowner's Association at the end of 2019 was \$117,545.

### **B. Presentation and Adoption of 2020 Budget**

The 2020 Budget is presented with a 15% increase bringing monthly dues to \$896. As an association, the Wind River board of directors does it's best to keep annual dues increases to a minimum but is also tasked with keeping reserves up to fund capital projects. The large overages in budgeted line items in 2019 along with not meeting the \$32,000 Annual Maintenance Reserve Contributions have set the association back from where we work to be. This increase is needed to help the association fund large capital projects in the next couple of years including but not limited to roof replacement in 2021, deck repair and any other unforeseen expenses. Following discussion of these projects it was determined that the dues should be raised further.

*Ruth Jenkins motioned to raise the dues to \$925 per month with the additional funds going directly to the Maintenance Reserve Contributions. Trish Zuccotti seconded. All in favor. None Opposed. Motion approved.*

## **VIII. Management Agreement**

Rodney Folsom presented the management agreement for 2020 with no changes.

*Ruth Jenkins motioned to approve the 2020 Management Agreement as presented. Robin Cloyd seconded. All in favor. Motion approved.*

## **IX. Composition of the Board of Directors**

### **The Current Composition of the Board of Directors is:**

Robin Cloyd, President	(term expires 2022)
Jim Facer	(term expires 2022)
Ruth Jenkins	(term expires 2021)

## **X. Set Date for 2021 Meeting**

*The 2020 Annual HOA meeting is scheduled for Tuesday, January 12th, 2021 at 3pm (MST) at Wind River #4.*

**XI. Other Business**

The 2020 Homeowner property walk-around meeting will occur on Wednesday, October 12<sup>th</sup> at 10:00am in the courtyard.

**XII. Adjournment**

*With no other business to conduct, the meeting adjourned at 4:30pm.*

\*\*Minutes respectfully submitted by Rodney Folsom JHRL.