

Roaring Fork Manor
Annual Meeting of the Members
Friday June 16, 2017, 3:00 pm
Meeting Minutes
(Approved 6/15/2018)

Call to order: The meeting was called to order by Bob Johnson with Integrated Mountain Management at 3:01 pm.

A quorum was verified by owners present or by proxy.

Bob introduces Doretta Reuss also with Integrated Mountain Management, and explains what other departments are involved with the management company which includes accounting, real estate sales and maintenance.

Approve minutes of the 2016 annual meeting: Phyllis motions to approve, Dan seconds, all in favor to approve.

Financial Report: Bob gives a review of Roaring Fork Manor's financial state. Bob states that the Edward Jones account will diversify into C D's on a rotational basis, so that some monies will always be liquid and available.

Bob states that the expenses are a bit up, but within range of the Budget for the year. One example is cleaning is up due to expenses involved with the fire. Cleaning is currently scheduled for 3 hours per week.

Review of the 2017/2018 Budget: There will be no change to Assessments. Bob explains that adequate funding for reserves may minimize exposure or potentially avoid a Special Assessment.

Bob reads a letter from Owner Tom Kelsey regarding dues and Special Assessments.

Insurance Claim Update: The fire claim from November 2016 is being handled by Blue Sky for the Association. The interior of units is an owner responsibility. This claim is a bit complex as there are 3 different contractors working on restoration. Many vendors need to get paid, and Bob wants to make sure that the insurance money matches up with the invoices that need to get paid, which the insurance company needs to approve. The building is the HOA's responsibility, and the owner is responsible for contents.

Project review: RFM has decided on new carpet to be replaced on all 3 stairwells. Bob will coordinate this project.

Maintenance Items: Additional parking lot cleaning.

Light fixtures, outdoor lights out in stairwells, garages and sensors.

Hedges need trimming, and the back lawn is dry.

The roof was repaired with no more leaking.

Snow removal was discussed, and ice that was a problem last winter near garages and snow that was being plowed and pushed towards the fence area. It was requested that we get a price for gutters for the garage, possibly heat tape as well for the ice that drips down near the garages. It was mentioned that they may want to put shovels in the trash room so that owners can shovel if needed. Dan mentions that parking is also a problem in the winter. Bob mentioned snow removal can be adjusted as desired by the Association.

Election of the Board: Phyllis, Dan Jeremy and Frank will all remain on the Board.

Adjourn: 4:45 pm