

BOARD MEETING MINUTES

10:00 AM to 1:00 PM on October 21, 2023

In-Person and Via Google Meet

1. Call to Order – President
 - a. Meeting Called to Order at 10:01 AM
2. Roll Call/Quorum Check - Secretary

Position	Unit #	Name	Present	
			Yes	No
President	144	Greg Hubachek	X	
Vice President	11	Celia Barry	X	
Treasurer	148	Perry Fox	X	
Secretary	24	Don Adams	X	
Board Member	112	Dave Sullivan		X
Board Member	152	Karen Cleland	X	
Board Member	36	George Shaw	X	
Board Member	139	Larry Nowels	X	
Board Member	52	Mike Proffitt	X	

- a. Quorum Confirmed
3. Approval of minutes for the August 23, 2023 board meeting - Board
 - a. *Motion to approve minutes as corrected. Motion approved unanimously.*
4. Approval of minutes for 2022 Annual homeowners meeting - Board
 - a. *Motion to approve minutes. Motion carries 6 Yes: 0 No: 1 Abstention*
5. Open Forum – Homeowners 10:03 AM
 - a. An Open Forum was held, where members were given an opportunity to address the board.
6. General Manager’s Report
 - a. Lodge gas line repair complete
 - b. Winterization
 - i. Snow Stakes, Snow Blowers, Loader
 - ii. Update on Unit 48 Winterization
 - c. Pest issues
 - i. Homeowners should notify the HOA of pest issues

- ii. Homeowners are responsible for hiring an exterminator
 - iii. Update on unit 136 pest control
 - d. Hot Tub schedule discussed
 - i. Hot Tubs to resume “shoulder season” schedule of Friday and Saturdays; this will be posted to the website
 - ii. Board forms Hot Tub and Pool Committee
 - 1. Chair - Carlos Sanchez
 - 2. Members - Units 16, 50, 52, 133
 - e. Discuss Request for heat tape on Unit 48
 - i. Board agreed that Carnelian Wood Services does not have the capacity now to perform the work.
- 7. Secretary’s Report 10:28 AM
 - a. Google Drive for Document Storage
 - b. Please check the Roster and complete the preferred delivery method form
- 8. Treasurer’s Report 10:37 AM
 - a. 2023 Year End Report
 - i. Operating Fund (Wells Fargo): \$241,555
 - ii. Capital Replacement Fund: \$204,505
 - iii. Year-to-Date Actual Revenue: \$941,307
 - iv. Year-to-Date Actual Expenses: \$927,267
 - v. Year-to-Date Net Revenue: \$14,040
- 9. President’s Report 10:59 AM
 - a. Financial Presentation
 - i. Discussion of Special Assessment with input from homeowners
- 10. Committee Reports
 - a. Insurance - Greg/Celia/Don 11:29
 - i. Update on Winter 2022/23 Damage and Repairs
 - 1. RMC performing work - updates will be provided
 - 2. Account set-up not complete for financial tracking
 - 3. Complete proposal pending
 - b. HOA Management and GM/PM Position Committee - Perry 11:45

- i. Update on status of HOA Management Proposals and potential candidates for GM/PM Position
 - ii. Update on temporary staff
 - c. Forestry - Celia 11:53
 - i. Summary of Forestry Report by consultant
 - ii. Firewise certification renewed
 - iii. Homeowners should notify Forestry committee of Short Term Rental (STR) inspections
 - d. Architectural - Jack
 - i. No Report
 - e. Webmaster - George
 - i. Web site continue to receive 100-200 hits a day, thought down from peak season
 - ii. Updates to documents on website will be made when resources are available
 - f. Communications - Karen
 - i. Need new chair of this committee
- 11. Old Business - Board
 - a. Status of Capital Reserve Study - 12:09 PM
 - i. Update anticipated in December for financial planning
 - ii. Full Inspection and new report anticipated in Spring 2024
 - b. Review of 2024 Election by Acclamation - 12:25
 - i. 3 vacancies and 3 nominations, therefore new members elected by Acclamation (refer to previous minutes)
 - ii. Karen Cleland is no longer on the board, and Carlos Sanchez is now on the board
 - c. Status of Utilities 12:33
 - i. Phone - Carlos - investigation underway
 - ii. Cable Carlos - investigation underway
 - iii. Others - Pending Committee
- 12. New Business - Board

- a. Election of 2024 Executive Committee 12:46
 - i. Motion to elect Don Adams as President; Don Adams accepts with amendment to elect Celia Barry as Vice President, George Shaw as Treasurer, and Larry Nowels as Secretary. Motion with amendment seconded. Motion carries 8 yes: 0 no
- b. Special Assessment for Capital Replacement 12:48
 - i. Homeowners recommended a poll
 - ii. Various payment plans discussed (1 time, 1 year / 4 times, and 2 year / 8 times)
- c. Committee to investigate the Pavilion 1:09 PM
 - i. Board Forms Committee to investigate the pavilion
 - 1. Chair - Don Adams
 - 2. Members - George, Carlos, Jack
- d. Committee to investigate Utilities 1:14
 - i. Tabled pending hiring of new GM
- e. Board Meeting Schedule for 2024
 - i. 3rd Tuesday of Month from 5 to 7 PM
 - ii. October 26, 2024 for next annual meeting
- 13. Executive Session (Closed Session - Tuesday October 24, 2023, Noon)
 - a. Roll Call/Quorum Check
 - b. Approval of minutes for the August 23, 2023 Executive Session
 - c. Old Business
 - i. Accounts Receivable Update
 - ii. Position Descriptions Update
 - iii. Insurance Claim
 - d. New Business
 - i. Staffing
- 14. Next Board Meeting – November 21, 2023, 5 PM
- 15. Adjournment 1:22 PM