

**FOREST HAUS CONDOMINIUM OWNERS ASSOCIATION
PO 1055, BRECKENRIDGE, CO 80424**

ANNUAL MEETING – JUNE 11, 2016

The meeting was called to order at 9:30am by Tony Carosa, president

Roll Call – Units Present –103, 104, 105, 107, 108, 109, 111, 112,
201, 202

206, 207, 208, 211, 212, 213

Units represented by proxy – 101,106,113, 209

Units not attending and no proxy –102,110, 203, 204,
205, 210

There was a quorum, so the meeting could proceed.

Approval of Previous Minutes – Barb Chamberlain (Unit 108) made a motion to approve the minutes and Kristy Thompson (Unit 207) seconded the motion and there were no objections.

Manager's Report – A copy of his report is attached to the minutes. There is a noise in the boiler room which is not constant, so he has not been able to determine what the cause and will get it checked out. Garage 2 remotes will be reprogrammed since they have not been working after some work on the opener. There were not problems with the roof this year, but some research will be done to determine replacement cost.

Treasurer's Report –

Balance 5/31/2016

Bank of the West \$38,161.38

It was a good year with expenses under estimates, so \$10,000 was added to the Future Improvement Fund along with the \$7800 from the assessment. There were

no Capital Expenditures aside from the Grill purchased from the Clean-up Day Fund.

Old Business –

Policy Documents – The 9 policy documents required by the State been signed by the president and secretary and will be executed and copies will be sent to owners.

Revise Rules & Regs – Copies of the Rules and Regulations with the changes that were discussed last year were distributed. Tony asked to review and submit any comments. The Board will enforce the Parking Area Rule which only allows for motorized vehicles and bicycles to be in the space. Notice will be sent out and all must comply by June 30. Fines will be assessed to owners for any non-compliance.

New Business-

Approve Budget – The budget for next year was based on dues of \$375. It would leave about \$5000 in reserve if everything was within the estimates. Glen Alleman (Unit 104) made a motion to continue the \$25/month assessment for next year. Trevor Willms (Unit 112) seconded it and there were no objections. That will increase the Future Improvement Fund \$7800. Barb Chamberlain (Unit 108) made a motion to accept the budget. Sam McCleneghan (Unit 206) seconded it and there were no objections.

Rock Borders – Dick had a bid for \$3000 to remove,

recountour from the sidewalk, since the snow plower keeps hitting them, and replace with new ground cover. Sam McCleneghan will get a couple of other bids and we will get it done this year.

Volunteer to audit books – Rob Ladewig (Unit 201) agreed to do the job.

June 12, 2017 was set for the next annual meeting

Election of 2 Board Members – 3 Year Term 2016-2019

Barb Swider (Unit 103) agreed to continue and Laura Steele (Unit 211) volunteered to serve. Kristy Thompson made a motion to elect them, Glen Alleman seconded it and the vote was unanimous

ADJOURN –

Scott Weirich (Unit 213) made a motion to adjourn the meeting at 10:16am. GlenAlleman seconded and all were in favor.

Barb Swider,
Sec./Treas.
Forest Haus Board of Directors

