

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

ANNUAL MEETING – JUNE 13, 2015

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

Roll Call – Units Present –102, 103, 104, 105, 106, 107, 108, 111, 112, 201,
206, 207, 208, 210, 212, 213
Units represented by proxy – 101, 109, 113, 202, 209,
Units not attending and no proxy –110, 203, 204, 205, 211

There was a quorum, so the meeting could proceed.

Approval of Previous Minutes – Kristy Thompson (Unit 207) made a motion to approve the minutes and Scott Weirich (Unit 213) seconded the motion and there were no objections.

Manager's Report – A copy of his report is attached to the minutes. There was some discussion on having the rocks in front of the building worked on. When Dick gets a bid, the Board will make a decision.

Treasurer's Report –

Balance 5/31/2015

Bank of the West \$23,398.12

All operating expenses were close to the estimated budget. The association ended the year with \$3473.99 in the Operating Account. The budget was introduced with estimated increases in Utilities and Maintenance. With the assessment of \$25/month in dues, \$9818 would be added to the Operating Account balance.

Old Business –

Revise Rules & Regs – The revised Rules & Regs had been e-mailed to the owners, Sam McCleneghan (Unit 206) had some disagreement with some of the items and it was agreed to give

owners a 30 day period to review them. If you need a printed copy to review, let Barb know. Any comments should be submitted to the Board by July 20, 2015.

Review Insurance – Allana Ruby (Unit 209) worked on getting quotes from other insurance companies. State Farm was the only one that gave a written quote for an annual premium of \$18, 613. Our policy with American Family is half that amount.

Pool Painting – The job is finished and looks good. Dirk Dinse (Unit 212) questioned the quality of the work since the ladder can't be used and the light has come out. Dick will contact the person who did the work, since he thought he had fixed the problem with the light and the ladder has always been loose.

New Business-

Assessment for 2015-2016 – The Board has decided to make a \$25 per month assessment to the dues for the next year to increase our Operating Account balance. Dues will be \$400 June 2015 to May 2016. There are no improvements planned and it will increase our reserves. Plans for replacing the roof will be investigated. Code would allow new shingles to be put over the old.

Volunteer to audit books – Rob Ladewig agreed to do the job.

June 11, 2016 was set for the next annual meeting

Election of 1 Board Member – 3 Year Term 2015-2018

Kristy Thompson (Unit 207) nominated Ed Trofino to continue his term. Barbara Chamberlain (Unit 108) seconded it and the vote was unanimous.

A gas grill has been purchased and is available for use on the patio

ADJOURN –

Glen Alleman (Unit 104) made a motion to adjourn the meeting at

10:40am. Scott Weirich(Unit 213) seconded and all were in favor.

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