

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

ANNUAL MEETING – JUNE 10, 2017

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

Roll Call – Units Present –101, 102, 103, 105, 106, 107, 108, 111, 112, 201, 202,
203, 207, 208, 209, 210, 211, 212

Units represented by proxy –109, 113, 206, 213

Units not attending and no proxy –104, 110, 204, 205

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 Trevor Willms (Unit 112) seconded the motion, there were no objections.

Manager's Report – A copy of his report is attached to the minutes. Tony will go into' the bid for replacing the roof in new business. Allana Ruby (Unit 209) questioned why' the third garage door will not close using the remote. Dick answered that it is not possible with the type of operator installed on that door. In regard to the wi-fi, most of the problems have been taken care of, but some research will be done about replacing the modem.

Treasurer's Report –

Balance 5/31/2017

Bank of the West \$57,662.91

It was a good year with expenses under estimates, despite large increases in water and trash. \$10,211.90 was added to the Future Improvement Fund along with the \$7800 from the \$25 assessment. Chimney cleaning, rock work, deposit on French drain and garage door remotes were the only misc expenditures.

The budget for 2017/18 was introduced. The Board voted to make the dues \$400/month instead of adding a \$25 a month assessment again. If expenses do not exceed the budget estimates, there will be \$10,325. added to the Future Improvement Fund. Barb Chamberlain made a motion to approve the budget, Laura Steele seconded it and it was approved with a unanimous vote.

Old Business –

Rock Work completed, as mentioned in Dick's report.

Web Site – Laura Steele(Unit 211) has set up a web site for Forest Haus -

<http://www.foresthausbreck.com>. General information, resources & documents, news and events are easy to access. She is also planning to add some pictures. A discussion on using the site for messages or setting up a facebook page was left for the Board to work on.

New Business-

West side window repairs – Trevor Willms has been working on bids to have the Semco windows that have broken seals and jamb liners. The 20 year warranty does not include labor after 10 years and glass coverage is 50% of cost. The windows are a Limited Common Element so owners will be assessed the costs for their unit. Evergreen Glass will be checking each unit and the cost will need to be paid when the work is scheduled.

Roof Replacement Update - As mentioned in Dick's report a bid has been received and other bids will be looked into. A discussion on how to cover the payment when the job will need to be done. Kristy Thompson (Unit 207) made a motion to have a Special Assessment to cover the cost at the time of the replacement, Laura Steel seconded it and it was a unanimous vote.

Re-build Chimney Caps – A bid from Resort Renovations for \$8500 has been received. The work is described in Dick's report. Tony will go over the bid with them to discuss the amount.

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

June 9, 2018 was set for the next annual meeting

Election of 2 Board Members – 3 Year Term 2017-2020

Tony Carosa was nominated by Bev Willms, seconded by Rob Ladewig & elected by unanimous vote to continue on the Board

Trevor & Bev Willms were nominated by Laura Steel, seconded by Jake Schneider and elected by unanimous vote to continue sharing one seat.

Jeb Marsh expressed an interest , but yielded to pass this year.

ADJOURN –

Rob Ladewig made a motion to adjourn the meeting at 10:35am. Barb Chamberlain seconded and all were in favor.

Barb Swider,

Sec./Treas.

Forest Haus Board of Directors