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

ANNUAL MEETING – JUNE 9, 2018

The meeting was called to order at 9:37am by Tony Carosa, president

Roll Call – Units Present –102, 103, 105, 107, 111, 112, 113, 202, 203, 206, 207, 209, 210, 211, 212, 213 Units represented by proxy –106, 108, 201

Units not attending and no proxy -101, 104, 109, 110, 204, 205, 208

There was a quorum, so the meeting could proceed.

Approval of Previous Minutes – Jake Schneider (Unit 212) made a motion to approve the minutes and Laura Steele (Unit 211) seconded the motion, there were no objections, approved by unanimous voice vote.

Manager's Report – A copy of his report is attached to the minutes. It was suggested to check with Town of Breckenridge Water on water usage. Instead of making a French Drain outside of the pool area, placing a industrial gutter and heat tape on the pool roof should take care of the problem of water in the ground causing cracks in the pool. Jeb Marsh Unit 203) volunteered to get information on the gutter.

Treasurer's Report – Balance 5/31/2018

Bank of the West \$68,239.27

It was a good year with expenses under estimates, despite large increases in water. Everyone should look into installing water saving faucets and showers.

Waste Management contract was extended for 3 years with lower fees. They are proposing a assessment for contaminated recycle bins, so make sure your recycle items are rinsed, no plastic bags or glass.

The Future Improvement Fund was increased by \$13, 479.24.

The budget for 2018/19 was introduced, keeping dues at \$400/month. There would be about \$10,000. to add to the Future Improvement Fund, providing no unforeseeable expenses.

Jeb Marsh made a motion to approve the budget, Sam McCleneghan (Unit 206) seconded it and no objections, it passed with a unanimous voice vote.

Old Business-

West Side Semco Window repairs completed. Thanks to Trevor for his time and efforts.

Re-build Chimney Caps Completed and no leaks according to Dick's Report **Up-date on Roof bid** – \$155,000- \$160,000 a little lower than last year. With the mild winter, it can be put off for another year.

Wi-Fi – a new modem and the wireless access points have been installed. Everyone needs to re-connect. Instructions will be sent out.

New Business-

Smoke Free Property – Revision to I. GENERAL RULES AND REGULATIONS, Section C. Smoking and Vaping is prohibited in all common areas. This includes the walkway, stairwells, garage, meeting room, pool area outside patio. Complete R & Rs attached to these minutes.

Rental Units – Owners need to have specific instructions posted for trash and recycling (rinsed, no glass, no plastic bags) removal to the dumpster, pool and common area hours and notice of smoke free property.

Owner Comments-

Diane Brashear (Unit 213) presented a proposal to have a hot tub installed on the back patio. She had quotes for install - \$300/unit and \$9/month maintenance. Comments on maintenance more than once a week, noise, lock-off hours for that area and other problems were discussed. Ed Trofino (Unit 202) made a motion to Install a Hot tub, seconded by Allana Ruby (Unit 209). Vote by hand – 5 in favor, 9 opposed, 2 abstain, 3 proxy abstained.

Volunteer to audit books - Bev Willms (Unit 112) agreed to do the job.

June 8, 2019 was set for the next annual meeting

Election of 1Board Members- 3 Year Term 2018-2021

Ed Trofino agreed to continue on the Board and there were no nominations from the floor. Sam McCleneghan made a motion, seconded by Kristie Thompson(Unit 207) and approved by unanimous voice vote.

ADJOURN -

Jake Schneider made a motion to adjourn the meeting at 10:45am Dana Wissmiller (Unit 210) seconded and all were in favor.

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