

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

**ANNUAL MEETING – JUNE 9, 2019**

The meeting was called to order at 9:31am by Tony Carosa (205/211), President

Tony introduced Chris Cichocki of Ten Mile Property Management Services who took over managing Forest Haus in December.

**Roll Call** – Units Present –101, 102, 103, 105, 108, 111, 201, 203, 207, 208,  
209, 211, 213  
Units represented by proxy – 104, 109, 110, 112, 113, 204, 210  
Units not attending –106, 107, 202, 205, 206, 212

There was a quorum, so the meeting could proceed.

**Approval of Previous Meeting Minutes** – Laura Steele (Unit 211) made a motion to accept the minutes and Allana Ruby (Unit 209) seconded the motion. The vote was unanimous to accept the minutes.

**Manager's Report** – A list of all the maintenance items is attached to the packet.

**Pool** -Chris discovered the pool was losing water and was able to locate and have the leak repaired, resulting in saving \$1000 in water billing.

**Garage Doors** – Repairs to Garage 3 & 4 and replacement of motor and pulley in Garage 1 were completed.

**Mechanical** – Repairs to the Main Boiler has resulted with air in the lines, causing heat loss and the need to purge the lines in the upper units several times. Chris is working on finding a solution. Two new hot water tanks were installed. Many other items and improvements have been completed.

**Treasurer's Report - Profit and Loss Statement**

A new Reserve Account has been set up. Due to the extra expenses for the pool, boiler, hot water tanks and garages the net Ordinary Income was -\$16,450.16 for the fiscal year. A Risk Management Company for American Family Insurance made an inspection of the property and a final report has not been received yet, but there are many items that were brought up on the walk through, such as railings and spindles for all stairways, the height of the railing on the walkways is 6" under code, a Certified Pool Operator required and lighted exit signs. The Report will include requirements and recommendations and the Board will have to make those decisions.

## **Old Business –**

**Swallow Mitigation** – Unit 213 is concerned that the job was not completed installing the plastic on the east and west sides. So far, no mud nests have been started and the company that did the work will be contacted.

**Update on Roof Bid** – The updated bid totals \$180,000. It looks like next spring a final decision will be made to go ahead with the replacement. In that case, a \$7000 assessment per unit would be needed, unless some of the reserve account is used. A comment about the pool roof bid having special requirements was noted. Right now that roof needs repair and Chris will get someone to take care of it.

## **New Business –**

### **Future Repairs –**

Replace gutter over Garage #3

Heat tape repairs and install on west valley over Unit 210

Lights in garage #4

Anchor grates covering snowmelt pipes

**Approval Operating Budget** – Profit and Loss Budget based on dues remaining at \$400/month. In case the 3<sup>rd</sup> hot water tank fails, the cost is included in the budget. A question on new Internet Service that will be available from the Town of Breckenridge will be on hold until the project is finalized. Rob Ladewig (201) made a motion to approve the budget, Diane Brashear (213) seconded and it was approved with a unanimous vote.

**Capital Improvement Fund** – Chris recommended setting up a fund and having 10% of our dues income automatically transferred each month. It would be available for Capital Projects.

**Amend By-laws** – The Board is proposing an amendment to the By-laws to create a Reserve Contribution Fund that would require a buyer to make a non-refundable contribution in the amount equal to 3 months of the monthly assessment at the time of closing. A signed copy of other amendments to the By-laws cannot be located, so no addition can be made. If anyone has a signed copy in their records, it would save having to update the docs. Jeb Marsh(203) made a motion to “Update the Docs and add the Reserve Contribution Fund amendment”, Diane Brasher seconded it. There were 12 votes for and one against, so The Board will procede and owners will receive the docs when finished.

## **Owner Comments –**

J.T. (101)is looking to rent an owner garage space.

Rob Ladewig (201) had a locked bike taken from rack in stairwell. Someone had removed the abandoned bikes , but would not have removed a locked bike.

Barb Swider (103) asking for help with glass recycle.

Comment, need to send out Rules and Regs again and Recycling Do's and Don't's  
**Set Date For 2020 Meeting** – According to the HOA rules, the owners should vote on the budget before the end of the fiscal year and a request to change the meeting from the 2<sup>nd</sup> Saturday in June were discussed and it did not work to change the date. The 2020 Annual Meeting will be June 6, 2020. Andy Brashear (213) made a motion , Laura Steel(211) seconded and the date was approved with a unanimous vote.

Rob Ladewig(201) volunteered to audit the books.

**Election of 4 Board Members** – Nominated from the floor

**3 year term 2019-2022**    **Laura Steele (211)**

**Barb Swider (103)**

**2 Year Term 2019-2021**    **Alex Bonnot (208 )**            replace Ed Trofino resigned

**1 Year Term 2019-2020**    **Kristy Thompson (207)**    replace Jake Schneider

Andy Brashear (213) made a motion to elect them, Jeb Marsh (203) seconded and election was approved with unanimous vote.

**Adjourn** – Rob (201) made a motion to close the meeting, Diane Brasher(213) seconded and the meeting was adjourned at 10:53am

Barb Swider,  
Secretary  
Forest Haus Board of Directors