

**SHADOW RIDGE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
October 28, 2016
10:00 AM MST
Shadow Ridge Hotel - Ridge Room**

Board Members Present

Tom Covas – President (308)

Sean Railton (117)

Gordon Kimpel (405)

Paul Deninger (103 & 203)

ASRL Staff Present

Jim Simmons – HOA Manager

Jason Renfro – General Manager

Robbie Brimhall – Maintenance Manager

Beronica Leon – Housekeeping Manager

Shomara James – Front Desk Manager

Nicole Chastain – Owner Services Administrator

Shadow Ridge Homeowners & Guests Present

Marco & Alessandra Prado (101)

Brittany Howlett for Jeff Allison (112)

Joseph Saladyga (119D)

Kristie Eggebrotten (209)

Nicola Davidowski (208)

Ralph Stanislaw & Nancy Sherman (118)

Paul Newman (206)

Theresa Covas (308)

Mike Mazzone (116)

Jane Sierk (413 & 415)

Call-Ins

Scott Barr – Board Member (406)

Jerry Weider (414)

Theresa Deak (309)

Chuck Semple (402 & 403)

CALL MEETING TO ORDER

Board President Tom Covas called the meeting to order at 10:06 AM.

ESTABLISH QUORUM

The quorum was established at 60.79% by either proxy or attendance.

ADDITIONS TO THE AGENDA

No additions to the agenda.

OLD BUSINESS

APPROVAL OF 2015 MINUTES

Paul Deninger motioned to approve the 2015 Annual Meeting minutes at 10:10 AM. Gordon Kimpel seconded the motion. Minutes approved.

HOA OVERVIEW – TOM COVAS, PRESIDENT

a. City Report

The city began reviewing condominium complexes throughout the community in an effort to ensure all buildings were brought to the latest code. Shadow Ridge had around 140 issues. 75 required that a Fire Marshall be brought in at \$50,000 and these 75 issues were fixed within two months. Come Spring 2017, the licensing which permits rentals of the units will not be renewed until remaining City-required upgrades are completed:

- a. Electrical System Upgrade
- b. Common Area Laundry room is not properly vented
- c. Deck on the second floor is used as an ingress/egress for surrounding units. The area, unknown as a deck to some owners, has always been a “deck” per the original plans of the building. The City has determined it is not suitable for walking on and must be improved. Do we minimally satisfy the city or make it a deck for patrons to utilize?
 - i. Initial Bid by Brent Harmon- \$208,000.00. Multiple bids and options will be obtained.
 1. At a minimum, the membrane needs to be replaced and a suitable walking surface added. Drains must work, handrails must be around units, doors that go to stairwells must function.
 - ii. This area could be improved further in several different ways and could enhance the building, but you have to be sensitive to the units that surround the area. The Board is reviewing discussions, which will include input from owners, but hesitates to make drastic improvements based on the development that is unquestionably going to take place in the surrounding village areas.

FINANCIAL UPDATE – JIM SIMMONS, HOA MANAGER

a. Par values and ownership percentages which changed per the ratified Third Amendment are in affect for 2017.

b. YTD

- ~\$8500.00 revenue positive variance is because a percentage of ASRL’s rental revenue is paid to the Association for the desk space used and our projected revenue per unit for this year is up 31%.
- Engineering salary is over budget by ~\$4,410.00
 - A significant amount of the City-required fixes were completed by ASRL’s staff
 - “Engineering Salary” verbiage will be changed to “Engineering Labor” on financial reports
- Housekeeping salary over budget by ~\$5,994.00
- Outside Services
 - There is an unbudgeted variance which was for Evergreen Engineering to amend the plat related to the Third Amendment
 - The original plat map ruled common areas, such as closets and utility spaces, as “units.” This caused a number of issues for the Association including factoring these units

into dues and unnecessary tax payments. The Third Amendment amended the plat to reapportion the par value/voting rights of these areas amongst residential and commercial owners and update the notes where it annotated these areas as units. The Third Amendment was approved by owners at 78.95% and ratified by the Board on February 29th, 2016.

- Maintenance Functions- Key and Lock over budget by ~\$2,100.00
 - Park City Lock & Key had to complete some panic hardware on the mechanical rooms projects related to the City Report
- Pool and Spa over budget by ~\$3,990.00
 - Mechanical room for the pool area outside – the City required that the containers that hold the chemicals have redundant containers
- Snow & Ice Removal is over budget by ~\$3,400.00
 - Actuals are more in line with previous years' numbers – under-budgeted in this area
- Security Systems positive variance of ~\$5,110.00
 - Service contractor for the security surveillance was terminated and we received a credit back. Moving forward, we will not have this expense.
- Internet Service
 - Transition to the new service including hardware and infrastructure put us slightly over budget by ~460.00
 - Owners' complaints of slow internet in certain areas were received, Jason Renfro will work with service provider to address these issues.
- Utilities
 - Water is over budget by ~\$3700.00 because the county raised rates throughout the community
- Capital Repair
 - About 5 Balconies resurfaced/year
 - Electrical Upgrade
 - I. Additional metering space was not available.
 - II. Sub-metering system was installed and Rocky Mountain Power approved.
 - a. The first company's sub-metering administrative readings were not accurately allocating units' usage. GTC Electric is fixing the system.

c. Balance Sheet

- As of the end of September, total assets are ~\$488,000.00
- It is the Board's philosophy to maintain a high cash balance and avoid assessments however possible.

MANAGER UPDATE – Jim Simmons

- \$488,000.00 in Balance Sheet. In 2010, there was \$300,000.00 in receivables among three owners.
- Upgrades and Improvements

- The property is better than it has ever been, great response from owners in terms of upgrading units; this helps assets across the board.
- Key system was upgraded this year
- Entry on the side of the building was improved
- We are working to address all issues in the City Report and by Spring of next year all items should be completed and no issues moving forward.
- Keep improving, the project is in a great location. For 2017, seriously explore the options for upgrading the front entry way, and potentially upgrading the deck in 2017.
 - The Board has decided to limit further capital improvement plans for the building until further insight of Vail's future plans for the surrounding areas is available
- It's paramount that commercial owners get with the city and make sure any occupancy changes or any licensing is in conformance with any restrictions they may have.

NEW BUSINESS

OPEN DISCUSSION

Homeowners' comments/concerns/requests:

- Privacy screen around the fence of the pool and hot tub area
- More owner storage, perhaps in the garage
 - Storage will be further explored when larger improvement options are explored and decided on.
- More and better communication
- Concern about contractors performing work onsite who have lost their contractor's licenses
 - All contractors permitted to work onsite are either working under their own license, or working under someone else's active license. This issue will be further explored and addressed by HOA Management
- What processes need to be followed by Owners who need to submit their remodel plans to the Board for approval?
 - All remodels need to be submitted to the Board for approval; management will update this process
- Exterior lighting needs to be increased and improved
 - GTC Electric is providing a bid to replace the fixtures around the exterior
- Grounds maintenance and cleanliness needs to be improved and will be addressed immediately by onsite management.
- Create an Owners' Shared Contact List for owners who choose to opt-in
- Parking Garage
 - This will be discussed in the Board Meeting, to briefly summarize: there is no deeded parking in this building for anyone. There is deeding parking "access" for everyone in this building- residential on one floor, commercial on the other. The HOA is a commercial owner, which all owners are a party of, thus homeowners have rights to the commercial parking area. There is nothing preventing how many cars can be parked.

Attempts to resolve parking issues have failed, we are seeking legal consultation moving forward to resolve this.

BOARD ELECTION

Paul Deninger will serve one year (35.69% of the votes), Jerry Weider will serve three years (40.49% of the votes), and Sean Railton will serve three years (43.1% of the votes).

ADJOURNMENT

Sean Railton motioned to adjourn the meeting at 12:01 PM. Paul Deninger seconded the motion. Meeting adjourned with all in favor.