

BEAR HOLLOW RIDGE CONDOMINIUM OWNERS ASSOCIATION
2017 ANNUAL MEETING
FRIDAY, DECEMBER 15, 2017
5:00 PM (MST)

BOARD MEMBERS IN ATTENDANCE:

Dan McBride

Mike Space

ASRL STAFF IN ATTENDANCE

Jim Simmons – HOA Manager

Dan Vinke – HOA Maintenance Manager

Nicole Chastain – HOA Administrator

Jason Harris – HOA Maintenance Supervisor

UNIT OWNERS IN ATTENDANCE

Jordan Bird

Susan Worthington

Tom Linton

Dennis Steed

Karly West (teleconference)

GUESTS IN ATTENDANCE

Jim Pendray – long-term tenant

CALL MEETING TO ORDER: The meeting was called to order at 5:02 PM.

ESTABLISH QUORUM: A quorum of 49.25% was established; 37.5% is the minimum quorum.

ADDITIONS TO AGENDA: None.

OLD BUSINESS

Approval of 2016 Annual Meeting Minutes: Mike Space motioned to approve the minutes as presented; Dan McBride seconded the motion. The minutes were approved with all in favor.

President's Report/COA Manager Update:

- The transition to Comcast bulk service has been positive and cost effective for owners.
- The Lodges at Bear Hollow (the LBH), the association that BHR has an easement with for the maintenance and servicing of the onsite hot tub, presented a back-bill to the association for the past year and a half. Up until this point, they have not billed anything to the BHR association. The LBH association is requesting these payments be made with relation to the servicing of the hot tub, the chemical supplies, the testing, the maintenance and upkeep, and the natural gas. The maintenance of the hot tub provided by the LBH and area has been less than satisfactory. The invoice presented by the LBH is a total of \$19,000; this includes back to 2015, 2016, 2017. HOA management will negotiate with the LBH to reduce the billed amount.

- The hot tub has been shut down several times by the health department and guests have complained on a regular basis of the chemicals being imbalanced.
- It is possible that there is an opportunity to lease the space where the hot tub exists back to the LBH if owners vote to no longer be associated with it.
 - Since the existing arrangement is a legal easement put forth during the construction of the project, the lease back option would require attorneys and legal fees.
- The majority of owners present indicated that they don't use the hot tub.
 - BHR has access to the clubhouse hot tub 100 yards away that they already pay for through their master association dues
 - A super-majority vote would be required to change the current arrangement and discontinue BHR's use of the hot tub
- The cost to maintain the hot tub through the easement with the LBH is just under \$25/month/unit if we were caught up on all of our billing.
- The total amount of back dues owed, should the association pay the \$19,000 invoice, is roughly \$750/unit to get caught up. Moving forward, it would be \$25/month for the LBH to maintain and keep the hot tub.
- The hot tub is on BHR property, but the boiler and mechanics to the hot tub are under the LBH property.
- BHR does not currently have the funds to pay the \$19,000 bill. Funds will need to be raised and the LBH will need to be presented with an offer in 2018 to get caught up.
- The board would like to conduct a reserve study and project defect study in 2018. At this time, they would also speak with the attorneys about the lease-back opportunity
- Landscaping continues to be an issue because the original documents filed with the county show all of the area around the building as wild and native grass. The associations cannot make any changes to it until the county signs off on it. Last year the grass hadn't grown in enough for the county to approve it. Fall of 2017, the grass was long enough for the county to approve, but 6-8 trees had died and the county won't sign off on it until the trees are replaced. There were a couple companies called out to plant the trees, but they indicated they would die over the winter because it was too late in the year to be planting them- they will be replaced in the spring. After the trees are replaced, the landscaping can be modified. Once the county signs off, the association has the ability to landscape these areas as they please.
- Dog waste continues to be an issue. Bags are available for waste pick up.

Maintenance Update

- New garage door motor on west garage door
- Regular fire inspections occurring regular and fire panel replacement
- Snow melt boiler was not working for the first snow storm, but it has been fixed at a minimal cost
- Weekly sweeps or blowouts
- Fob system problem has been repaired and owners who need new fobs can contact Dan Vinke at dvinke@asrlodging.com

- Unit 2102 had water intrusion issues in September; may be a problem that will re-occur in other places. It was an issue with the way the wall was anchored to the concrete slab.
- Concrete spalling
- Sagging ceiling panels
- Beam bracket rust & corrosion
- The salt supplier believes that the calcium chloride content in the salt may be bumped down to a lower content; the high content of calcium chloride causes rust and corrosion. The salt being used is good for the concrete, but bad for the brackets.
- Per the advice of counsel during the transition, the association was told to let some time pass to allow us to identify the issues affecting the building and then see where we stand as far as going back to the developer with building defects. Where the association stands in terms of going back to the developer should be looked at, at this point. Some money has been allocated in the budget toward legal fees to have this professional feedback provided with assessment reviews and a reserve study analysis by a company that specializes in these types of reviews.
 - A reserve study is proposed in 2018 at a cost of around \$4500 to assess the individual components of the building to identify the defects to potentially push with the developer.
 - It's anticipated that the boiler may fail which is noted in the potential defects
- It was noted by an owner that the stairwells are quite dirty and someone is leaving cigarette butts throughout the stairwells. The walkway from the street is not only dark, but there tends to be an ice build-up. Red Barn is responsible for this area and Dan will follow-up with them; they are just running a snow blower over this area and it is not believed that they are salting this area.
 - Solar lights or poles with reflective lights will be considered in this area.

NEW BUSINESS

2018 HOA Budget

- Ken Rabach, the BHR HOA accountant, was unable to attend the meeting.
- Variance Report
 - The hot tub expenses are unfavorable
 - Expenses of roughly \$135,000; budget of roughly \$118,000
 - \$12,000 was included in expenses for hot tub services, but they will not be paid in 2017.
 - This leaves the variance at about \$5,000.
 - Main items are programmed maintenance, repairs and maintenance, and snow removal.
 - Programmed maintenance is primarily due to an inaccurately budgeted amount for inspection of fire alarm system, elevator service contract, fire alarm monitoring
 - Repairs and maintenance is primarily the water intrusion issue. The HOA covered the repair to the outside siding and stone work; the owner paid for the repairs inside the unit.

- Jeff Dennis, who was unable to attend the meeting, offered to join the board and will serve as the new board member moving forward.

ADJOURNMENT: The meeting was adjourned at 6:34 with all in favor.