

**ALL SEASONS CONDOMINIUMS
2018 ANNUAL MEETING
FRIDAY, FEBRUARY 2, 2018
SILVER KING HOTEL – SILVER ROOM
4:00 PM MST**

BOARD MEMBERS IN ATTENDANCE:

Norma Reichlin – President

Chip Pederson – Secretary

Carl Hogan (phone) – Vice President/Treasurer

ASRL STAFF IN ATTENDANCE:

Jim Simmons – HOA Manager

Hal Smith – HOA Maintenance Manager

Nicole Chastain – Owner Services Administrator

OWNERS IN ATTENDANCE:

Larry Reichlin Rob Flowers

Tom Curtis Harlan Podber

Dave Powers Burt Plotkin

Kathryn Lenton

OWNERS IN ATTENDANCE VIA TELECONFERENCE:

Jeff & Eve Christensen

Tony Salay

George Vaughan

CALL MEETING TO ORDER: Norma Reichlin called the meeting to order at 4:06 PM.

ESTABLISH QUORUM: The quorum requirement of 50% was established at 76.47%; 36.18% in attendance, 28.04% by proxy, and 12.25% via teleconference.

RESOLUTION OF CONDOLENCE: Norma Reichlin opened the meeting by sharing the Board of Trustee's Resolution of Condolence for Ken France- the community's longtime owner, neighbor, friend, and President of the Association. Ken's Resolution of Condolence was officially adopted by the remaining board members Norma Reichlin and Chip Pederson and All Seasons HOA Manager Jim Simmons. Larry Reichlin motioned to adopt the Resolution of Condolence; Tom Curtis seconded the motion. The motion carried unanimously. Ken's Resolution of Condolence will be posted to the All Seasons Condominiums HOA website.

With the passing of Ken, per the processes stated in the CC&Rs, the remaining board of directors appointed a unit owner to fill the remainder of Ken's term. Carl Hogan, a longtime owner at the project, was appointed by Norma and Chip. Between Carl and his family, the Hogans own three condominiums at All Seasons.

Norma Reichlin introduced herself as the All Seasons President moving forward and her desire to work as a team with her fellow board members, the owners, and ASRL.

ADDITIONS TO AGENDA:

- Water well for irrigation
- Condition of the driveway under the porte-cochere
- Board and ASRL property walk/visual inspection of upcoming capital projects

OLD BUSINESS

Approval of 2017 Annual Meeting Minutes: An owner suggested circulating the minutes within 2-3 months of meetings being held. This same owner suggested holding a vote to ratify the minutes before the next year's meeting rather than waiting. Tom Curtis motioned to approve the minutes as presented; Burt Plotkin seconded the motion. Rob Flowers, who wasn't an owner at the time of last year's meeting, abstained and the remainder of the owners voted in favor of the motion. The motion carried.

Maintenance Update – Completed 2017 Projects

- *BUDGETED CAPITAL RESERVE ITEMS*
 - Touch-up painting to railings and brackets around the poolside of the building (\$3,510)
 - Annual roof repairs to extend the life of the roof (\$938)
 - Water meter installations (\$1,308)
- *UNBUDGETED CAPITAL RESERVE ITEMS*
 - Rain gutter repair due to heat tape failure (\$1,184)
 - Fire sprinkler compressor replacement and costs associated with loaner compressor (\$4,467)
 - The compressors are tested on an annual basis and Hal keeps track of how often it runs.
 - Hal noted that, while this isn't a capital reserve item, snow haul was taken offsite at a cost of (\$3,250)
 - Chimney cleaning <which is done every 5 years> (\$1,080)
- *UNBUDGETED NON-CAPITAL RESERVE ITEMS*
 - Pool pump motor replacement (\$391)
 - Pool jet pump motor bearing replacement (\$234)
 - Pool cover replacement (\$150)
 - Pool boiler PRV valve replacement (\$145)
 - Common area drain cabling (\$517)

Roof Replacement

The existing cedar shake roof is original (26 years old) and needs to be replaced. The board, especially Ken France who had a construction background, has been researching several types of roofs with Hal and roofing contractors. They explored the pros and cons, bidding, and pricing of cedar shingles, metal, composite shingles, and asphalt shingles. Architectural-grade asphalt shingles, with a 50-year warranty and estimated to cost (according to bids acquired) about \$50,000 less than the other options, were chosen- the manufacturer is Tamko and the color is a brown tone. Owners who were onsite during the color selection process were asked to provide an opinion on the color. The estimated cost to replace the roof, including the heat tape removal and reinstallation by the electrician, is around \$109,942. The targeted start date is May 1st.

Other capital projects that need completion in the next few years: Norma touched on the fact that there are several other projects on the board and ASRL's radar that will need to be completed in the upcoming years. These projects include: exterior painting of the building, replacement of exterior lighting (fixtures and conversion to LED bulbs), replacement of wood on decks. The board of directors and ASRL management will complete a property walk in the spring/early summer to identify and prioritize upcoming items (in addition to the roof). At this time, the board will determine whether the building needs to be repainted. They will make a list of all anticipated repairs and send to owners for comment.

Water Usage Analysis: Water has become one of the association's highest costs. Three meters were installed in May. Their locations are: laundry/bathrooms, utility room/pool, and sprinklers faucet.

- May through Dec 31 usage (in gallons):
 - 10,355 for laundry/bathroom,
 - 5,912 for utility room/pool,
 - 230,175 for sprinklers/faucet;
 - The total usage for this period was 246,442

- The total usage for the 2017 year was 1,043,000.
 - The water company reported a 17% usage decrease
 - Maintenance reduced their watering schedule to every three days and some sprinkler areas were turned off.
 - Several owners indicated trees were dying in some areas

Water Mitigation Ideas Presented:

- An owner has researched the idea of the well, and the board is willing to keep the door open to it, but the costs associated with it may not make it a viable option.
- The board will also meet with Malcolm, a local landscape architect, to investigate ways to potentially modify the landscaping to reduce water needs.

Internet: The existing bulk-system internet is inadequate and whether or not the service is terminated entirely or terminated and upgraded to a sufficient level of service needs to be decided upon. Owners share conflicting views on whether they prefer bulk internet or individual internet service to their unit. The board will put together a few proposals of different options of upgraded bulk-systems and everything involved with upgrading the system, including costs. They will present the proposals to the owners to vote on.

NEW BUSINESS

Insurance: Mike Greene, the association's insurance broker suggests increasing the law and ordinance premium, as well as raising the square footage coverage from \$200/sf to \$300/sf. This increase would cost the association about 14% more. Due to rising prices on earthquake insurance, the association terminated it a few years back. In addition to fully investigating coverage increases, the board is going to investigate re-instating earthquake insurance.

Rules and Regulations: The board formally ratified the Rules and Regulations in the 2018 board of directors meeting, held at 2:00 PM on February 2, 2018. The signature line of the R&Rs will be changed from Ken France to Norma Reichlin.

2018 HOA Budget

Operating Budget: 2017 ended very close to budget. The operating costs are anticipated to increase 3%; dues were increased by 3% to cover these budgeted costs.

2018 Capital Projects

- Hal prefaced the planned capital projects for 2018 by speaking to the condition of the asphalt under the porte-cochere, as noted in the additions to the agenda. The asphalt is repaired and resealed every three years. This concern will be noted in the property walkthrough in the spring.
 - An owner presented the idea of replacing the asphalt with concrete and rebar
- Concrete masonry repairs (\$2,800)
- Fascia (\$6,190)
- Roof, heat tape removal and re-installation of heat tape (\$109,000)
 - Potential need to replace section of heat tape included in this number
 - Some plywood replacement is built into the cost
- Deck staining for some decks, but not all (\$2,700)
- Common area remodel (addition of black and white photos of PC to the common areas) Norma will purchase one from the museum and gather owners' ideas. If it is liked by owners, more will be added. Additionally, a plaque will hug near the walkout to Ken's unit in memory of him (\$1,200)
- Resin replacement and valves of water softeners (\$7,500-\$8,000)
 - This project was postponed in 2017 due to some substantial internet upgrades that were be anticipated at the time.

The 2018 HOA budget was sent to owners via email and mail in December. It is also available on the All Seasons Condominiums HOA website.

BOARD OF DIRECTORS ELECTION: Burt Plotkin motioned to elect Chip Pederson back to the board; Harlan Podber seconded the motion. The motion carried with all in favor.

ADJOURNMENT: Rob Flowers motioned to adjourn the meeting at 5:43 pm; Tom Curtis seconded the motion. The meeting was adjourned with all in favor at 5:43 pm.