

**Bear Hollow Ridge Homeowners Association
2018 Annual Meeting Minutes December
11, 2018
5:00 PM MST**

Board Members in Attendance:

Mike Space, Unit 2206

All Seasons Resort Lodging Staff in Attendance:

Jim Simmons- VP Owner Services

Mike Howe- HOA Controller

Jason Harris- Property Maintenance

Gina Covino- HOA Administrator

Jordan Kelch- Owner Services Administrative Assistant

Owners in Attendance:

Rosemary Steed, Unit 2405

Dennis Steed, Unit 2405

Jenny Roberts, Unit 2101

Norton Schlachter, Unit 2301

Call Meeting to Order: The meeting was called to order at 5:09 pm MST.

Establish Quorum: A quorum was established with 41%

OLD BUSINESS

President Update & COA Manager Update:

- Looked into the Developer being responsible for cost of maintenance repairs of sagging ceiling, post/beam brackets not being sealed, spalling concrete, attorney advised unless you have a substantial claim of \$150,000, there would not be a strong case, with the cost to fight it versus the cost you would receive at the end of settlement for repairs.
- Looked into the building having a Reserve Study. It would cost between \$2,000- \$5,000. The Board will need to decide on how to proceed.
- Hot tub manager of adjacent property, The Lodge at Bear Hollow did not bill us for the expenses for the past 3 years and provided us documentation that HOA owed \$20,000. A special assessment was raised to gather the money to pay expense.
- The Lodge at Bear Hollow hot tub manager has made notable changes of up keep to the hot tub functionality.
- Hot tub access keys are available at ASRL office if you need to obtain one.
- **Maintenance Update:**
 - Projects to be Completed:
 1. Received proposals to address beam brackets and drip edge trim
 2. Sagging ceiling
 3. Spalling of concrete

Completed Projects:

1. Boilers all functioning
 2. 20 Dead trees removed
 3. Sprinkler system fixed
 4. Grass planted in planter boxes of court yard
 5. Heat tape corrected by GTC
 6. 2102 Water intrusion fixed
 7. Overhead entry garage door fixed by APlus
- **Smoothstone Landscape Bond-** to follow up with developer
 - **Ratify 2017 Meeting Minutes:** Mike Space made a motion to approve 2017 Meeting Minutes, Jenny Roberts seconds. Approved unanimously. Motion carries.

NEW BUSINESS

- **Hot Tub Payment-** request a survey to go out to homeowners, regarding the ongoing maintenance costs of hot tub at the property. It is currently shared with The Lodges at Bear Hollow. Annually the cost to maintain the hot tub is divided among each HOA. The 2019 Bear Hollow Ridge budget is contributing \$12,000 towards maintenance and utility expenses. An alternative would be to relinquish the use of the hot tub by Bear Hollow Ridge all together and allow the Lodges at Bear Hollow to effectively lease the land the hot tub sits on. That option would not only save at least \$12,000 in annual operating expenses, but has the ability to generate some income from the association.
- **Electric Power Review on Common Meters-** All Seasons Resort Management Inc. working with GTC Electric to see why there was such a large increase in electric fees in 2018 and will look into reducing cost of heat tape and lighting.
- **2019 HOA Budget**
 - Proposed 4% increase in dues in order to cover the following:
 1. Increase in administrative fees
 2. Increase in pool and spa maintenance fees
 3. Increase in snow removal assuming better snowfall this year
 4. Increase in utilities
- **Board of Directors Election**
 - Dan McBride and Mike Space have expressed interest in continuing to serve on the board
 - Jenny Roberts has expressed interest in serving on the board

MOTION: Rosemary Steed made a motion to appoint Dan McBride, Mike Space and Jenny Roberts to the Bear Hollow Board of Directors. Dennis Steed seconds. Approved unanimously. Motion carries.

NEXT BOARD MEETING: The next meeting date and time was not set

ADJOURMENT: 6:04 PM

Motion to adjourn by Jenn Roberts. Seconded by Mike Space. Approved unanimously. Motion carries.