

**HOA Special Meeting**  
**Thursday, November 19, 2020**  
**Conference Call via Zoom 4:00pm MT**

Board Members in Attendance

Leanne Miller  
Michael Bradley  
Guy Rawson  
Dan Mitrovich  
Carri Moentmann (unavailable)

ASHM:

Garrick Malin  
Carissa Nosack  
Nicole Chastain  
Mike Williams  
Amy Short

Homeowners:

Sue Ella Baugh  
Judy Sampaio  
David Knecht  
Brad Graveline, Lisa Graveline  
Cynthia Tye, Daniel Tye  
Thomas Gourde  
Bob Morrison  
Vania  
Cynthia Allred  
Patricia Harwood  
Patsy Blake  
Brent Piercey  
MacKenzie Jellum, Eric Jellum  
Steve McBride  
Wendy LeDuff  
Jeffrey Holland  
Tom Dolan?  
Thomas Eastwick  
Georgine Vairo  
Hal Cook  
Alon Dakik  
Bryce Snyder  
Chris Charron  
Jeffrey Gelder

Ingrid Campbell  
Chris Stoll  
Christopher Calloway  
Alan Agle  
Michelle Bischoff  
Brandon Williams  
Lewis  
Kristi Wilson

50 people were in attendance with fluctuating numbers throughout the meeting

Meeting was called to order at 4:03pm MT by Leanne  
Agenda items: \$1.3 Special Assessment and Reinvestment Fee

Leanne stated the 2019 Special Assessment was defeated by homeowners. What was proposed is included in the 2019 Annual Meeting Minutes posted on the website.

In January 2020, the Board approved the Capital Budget and continued to assess capital needs of the Association and requested an updated Capital Reserve Study

In February, the Board asked ASHM to prepare a scope of work focusing on roof replacement, looking at multiple options.

Leanne mentioned a homeowner contacted ASHM wanting to remodel their unit, pointing out that their roof had been inadequately replaced in 2019 since they are currently experiencing ice dams and leakage within the unit. The owner did not agree to the suggestion they add more insulation to help prevent ice dams. Other owners spoke up that they were experiencing the same issues.

Leanne continued that an envelope study performed in 2015 by Craig Clawson (now retired) looked at prior evaluations and commented owners who remodeled without provisions for adequate ventilation and insulation were having ice damming, leakage issues. Leanne stated that Clawson had made recommendations for heat tape and gutters

Board decided to hire J2 to provide onsite evaluations. J2 provided their preliminary report to the Board, which is included in the September Meeting Minutes posted online. J2 mentioned that the roofs needed more than replacement-a roof system needed to be implemented

Board agreed roofs are the number 1 issue to be addressed, and addressed correctly.

Historically, HOA pays for roof shoveling which is expensive. Even with shoveling, units are still experiencing ice dams and leakage. Roof shingles have been damaged by roof shoveling. J2 recognizes that the shingles are wearing out much faster than life expectancy.

With J2's report, the Board agreed on \$1.3 million (2 annual payments or monthly payments- Board hasn't finalized) for 14 roof replacements, noting that it's not just the roofs that need attention. Insulation, ventilation, heat tape and gutters all need to be addressed along with engineering design and construction as well as monies for contingencies and competent oversight of the project. The Board, ASHM and J2 all agree delaying completion of roof repairs is not an option.

In 2018, a 7% increase in dues was earmarked for Capital contributions

In 2019, when water system was transferred to Mountain Regional, the Association took money for water rates and transferred to Capital Reserve account.

Every year just under \$200,000 is designated for Capital Projects, which leaves little to address roofs in a timely fashion.

Board is asking homeowners at the Annual Meeting to approve the institution of a Reinvestment Fee, which is paid to the Association on a sale of a unit (fee is capped at .05%). Monies would go directly to Capital Reserve, which will help support other projects and could potentially generate up to \$50,000/annually into Reserve Fund

ASHM has asked the Association for a significant increase to the 2021 Budget, 15% for both operating and capital reserve budget. Board is still discussing.

As part of capital reserve plan: (1) continue painting and repairing siding on a rotating basis; (2) Guy's contacting Rocky Mountain Power to investigate becoming a part of their lighting rebate and loan program to help with the Association's lighting upgrades; and (3) finish remainder of the paving project next spring.

Leanne opened the meeting to other Board members' comments:

**Guy:** answered Chat questions from owners.

1. Brad Graveline asked if homeowners could get a copy of the J2 Study. Leanne stated Board needs to contact affected homeowners AND until a plan of action is approved by Board, report will not be posted on website.
2. One homeowner mentioned ice damming under shingles
3. J2 will look at each unit on a case by case basis, ASHM will keep in file for future reference

Leanne states that the capital reserve fund will be sufficient if special assessment for the 14 roofs is passed.

4. Average roof cost with roof ridge vents, eve vents, insulation changes will be approximately \$40,000/building
5. Guy shared his personal email and cell

All 14 roofs included in Special Assessment will not be addressed within one year.

**Michael: J2 has not finalized their assessment. Each building is unique. Will use envelope study to prioritize issues. States a larger assessment is needed for community, recognizing the challenges the community is facing. It's absolutely necessary.**

**Dan: no comments**

**Leanne asked Carissa to share information with homeowners prior to the Annual Meeting, include Special Assessment, Reinvestment Fee, and Board Election information on Annual Meeting agenda (November 30, 2020)**

**Carissa mentioned she wasn't sure homeowners will have all the details they need prior to voting at the Annual Meeting.**

**Current Reserve Study is posted to website.**

**Motion to adjourn by Guy, Second by Michael, approved 4:50pm MT**