

**All Seasons Condominiums Annual Meeting
February 4th, 2022, 4:00 pm (MT)**

I. Call to Order (18:30)

II. Establish Quorum – Quorum established at 74%

Attendees:

ASHM

Brian Bartholomew
Garrick Malin
Carissa Nosack

Alexandra Henderson 203
Jeff Jacobs 209
James & Angela Jones 208
Von & Sara Krebs 201
Randy Marker 102/104

Board

Rob Flowers 307
Carl Hogan 306
Norma Reichlin 307

Adrienne McNamara 205
Anne & Harlan Podber 309
Dave Powers 305
Larry Reichlin 308
Tony Salay 210

Homeowners

Sandi Behnkin 207
Steve Edwards 106
Doug Farr 103
Avery Flowers 107

Janice Schade 206
Karyn Shelly 101
George Vaughn 301
Sandy Williamson 301

III. Additions to Agenda

a. None

IV. Old Business

b. Approval of 2021 Annual Meeting Minutes

i. Questions

1. Lobby carpet squares—one box in possession, but color is no longer being manufactured, no inventory available
2. Cost of audit (books)--\$8,000
3. ISPs available: CenturyLink and Comcast

- ii. Motion to approve: Norma Reichlin
 - 1. Doug Farr: Yea
 - 2. James Jones: Yea
 - 3. All in favor
- c. Maintenance Update
 - i. Question (James Jones): Request to clean the roof of the maintenance area adjacent to his unit in Fall. Brian Bartholomew agreed to monitor.
 - ii. Report
 - 1. Planned
 - a. Replaced 30+ year old common area furnace (\$3,225)
 - b. Deck Structural & Design (\$68,330)
 - c. CO2 Sensors for garage and Fire Panel Update (\$9,128)
 - iii. Report
 - 1. Non-Planned
 - a. Deck wood scientist evaluation (\$7,775)
 - b. Deck legal fees (\$13,327)
 - c. ClearCut shoring up of deck (\$6,000)
 - d. Deck project related All Seasons (\$1,800)
 - iv. Comcast
 - 1. Interior repairs completed by ASL maintenance, Comcast reimbursed us approx. \$6,000 for repairs
 - v. Unplanned Items from Operating Budget
 - 1. Plumbing
 - a. clogged common line (\$828)
 - b. Parking garage/surface lot drains cleaned and jetted (\$3,500)
 - 2. Fire inspection-related (\$3,900)
 - a. Install Knox box for key access
 - b. Compressor repair
 - c. Replace sprinkler heads/pipe replacement
 - d. Fire extinguishers (common area)
 - 3. Pressure wash garage/parking lot restriping (\$2,429)
 - 4. Gutters sealed and cleaned (\$2,700)
 - 5. Lock & Key (pool gate/front door/panel repairs) (\$2,206)

d. Review of 2021 Budget and Capital Expenditures

	Budget	Actual	Over/(Under)
Revenue	272,318	262,351	(9,967)*
Gen. & Admin.	43,690	39,013	(4,677) ¶
Housekeeping	14,416	13,218	(1,198) †
Repairs & Maint.	85,833	81,628	(4,205) ‡
Supplies	3,966	3,727	(239)
Utilities	66,409	60,514	(5,895) §
Total Oper. Exp.	214,314	198,100	(16,214)

- *1st quarter dues under because dues increase started April 1
 - Alleviate by starting dues Jan. 1 to match fiscal year and budget
- ¶ Gen. & Admin.
 - Insurance was under budget because of discount by pre-paying and timing
 - Legal was under by ~\$1,500 (different from the deck)
- † Housekeeping
 - Labor and window washing were under budget
 - Window washings occurred (July and November)
- ‡ Repairs and Maint.
 - Under budget primarily due to Amigo Landscaping starting later than anticipated
 - Snow removal was under budget
- § Utilities
 - Primarily water was under budget
 - Two sprinkler heads were fixed (continuous leaking)
 - Internet/Cable
 - Comcast billed for the old system in 2021; ASC is not financially responsible
- Capital Projects
 - 2021 Beginning Capital Balance: \$36,776
 1. Budgeted Capital Projects: \$91,175
 2. Special Assessment: \$100,000
 3. Budgeted and Unplanned Reserve Expenses: \$110,778
 - Budgeted and Unplanned Reserve Projects:
 4. Structural deck due diligence and professional testing: \$97,346
 - a. J2 Expenses: \$68,330
 5. Garage fire, CO2 detectors and ventilation system: \$9,128
 6. Common area heating furnace: \$3,225
 7. Internet rewiring: \$1,078

Capital reserves:

- ii. Anticipated Beginning of 2021 Capital Reserve Fund: \$69,475
- iii. Projected end of 2021 Capital Reserve Fund: \$122,948

- e. Motion by Doug Farr to have 2021 excess reserve be transferred to reserve account
 - i. James seconded
 - ii. Larry, Yea
 - iii. Norma, Yea
 - iv. Rob, Yea
 - v. All in favor

V. New Business

- f. Introduction of new ASHM Staff – Austin Guymon is new HOA administrator and can be reached at admin@allseasonshoa.com

- g. Deck Replacement Update

- i. Vote Status: 25/27 vote yes (93%), 2 units did not vote
- ii. LOI with Gore: signed to reflect April 2023 start date
- iii. From J2: Gores to inspect deck, will shore up with further repairs
- iv. Design alternatives (railing, columns, etc.) in process with renderings
- v. Meeting to share new information with everybody is still a few weeks out

- h. Deck Replacement Assessment Payment Options

- i. 6 quarterly payments starting in April 2022 thru July 2023
- ii. 2 bdrm: \$38,700; +/- \$6,500 per quarter
- iii. 3 bdrm: \$60,800; +/- \$10,100 per quarter
 - 1. % interest based on square footage, therefore figures will vary
- iv. Funds will be held in a separate bank account
- v. Signoff by two board members for any disbursements
- vi. J2 will confirm on-site conditions match the billing
- vii. Investigation into HOA financing
 - 1. Planning to go out w/poll on accessing financing to gauge interest
 - 2. Potentially more tax-efficient for owner to do individually
 - 3. Assessment funds will be placed in interest bearing bank account

- i. 2022 HOA Budget

- i. 2022 Budget

- 1. Dues increased by 21.7%
 - a. From actual amount, not the 2021 budget amount (last year dues were increased April 1)
- 2. 16.4% increase from projected budget last year
 - a. Does not include new internet system (slightly over 22%)
 - i. ~\$54/month (current price)
 - ii. \$36/month (past price)
- 3. ASC is still on the low end of dues for the area
- 4. James Jones: Do we need to increase dues to reserve for future improvements, given the current low dues?
- 5. Reserve was increased from the previous year
 - a. Projected ~\$98,000
- 6. Gen. Admin.
 - a. Budgeting \$9,000
 - i. Condo documents (To update CRCs & Bylaws)

- b. Insurance increase
 - i. 3 policies
 - 1. Commercial Property and Gen. Liability
~\$32,000
 - 2. Crime \$1,497
 - 3. Directors and Officers (D&O) \$1,242
 - ii. Major policy begins Nov 15, ends Nov 15
 - 1. Total: \$34,308
 - iii. Property Insurance
 - 1. Difficult in this area (Fire Zone)
 - 2. Future property improvements may include fire-resistant siding

- 7. Housekeeping increased from 5 to 7 hours/week
- 8. Maintenance and Labor will decrease
- 9. Contract services will increase
- 10. Many plumbing issues
- 11. Grate replacement in garage
- 12. Landscape contract will increase
- 13. Fire sprinklers—try not to spend the \$10,000 that is estimated until the Deck project in 2023, when most of the fire sprinkler system will be replaced
- 14. Supplies for pool increased
- 15. Natural Gas prices are projected to increase significantly (budget increased by \$2,000)
 - a. New furnace should run more efficiently
- 16. Water increased
- 17. Total operating expenses projected to increase
 - a. Snow, fire sprinklers, legal
- 18. Republic services charges owners annually

- j. 2022 Capital Projects
 - i. Asphalt Overlay: \$30,400
 - 1. Don't want to do this before they bring in heavy equipment
 - 2. Consider pushing project out to 2024
 - ii. Concrete and Masonry repairs
 - iii. Porte Coche: \$2,340
 - iv. Garage gen. improvements
 - 1. On 3 garage walls, water is coming through
 - a. Dig to foundation, waterproof, refill
 - b. Money adequately allocated
 - v. Heat tape repair, yearly
 - vi. Exterior Lighting pushed to 2024: \$18,500
 - vii. Project timelines will be updated accordingly over the next few years, given the many shifts in executing various projects**
 - viii. Board is open to Owner suggestions and ideas regarding future projects/improvements
 - ix. New pool furniture is budgeted
 - x. Gutters and downspouts will be replaced

xi. ~\$60,000 of capital spending will be deferred from 2022 to 2024 due to the deck project being pushed back to 2023

k. Rules and Regulations Enforcement

- i. Help community as a whole—will be evenly enforced
- ii. Inform guests and housekeepers to not leave trash bags in hallways/common areas
- iii. Owners, please provide Carissa with the contractor's contact information
- iv. Permission is required prior to making any improvements that affect the building
- v. Owners, please tidy up balconies
- vi. Idea: Bike racks in garage (potentially hanging type)
- vii. Pets—written permission from board, pick up after pet
 1. Renters (excluding full-time) are prohibited from having pets
- viii. Be mindful of furniture removal
 1. Do not throw furniture in dumpster
- ix. Please reach out to Board members with ideas and questions/concerns
- x. Suggestion: Owners that rent should make a list for renters of do's/don'ts

l. Parking

- i. Changing code has helped
- ii. Housekeeping should not park inside
- iii. Sign to specify parking permission/restrictions/towing
 1. Relocate/new signs?

m. Update of CC&R's and Bylaws

n. Board of Directors Election

- i. One term is up every year
- ii. End of Carl's term (this year), Norma's is the following year
- iii. One other candidate running – Tony Salay
- iv. Ballots out next week

o. Randy Marker: Proposal of Social Committee

VI. Adjournment 5:58pm