

WNA Annual & Board Meeting November 9, 2017

Called to Order at 6:46 pm

Board Members Present: Tim, Mindy, Ryne, Heather, Ian

Association. Management Present: Steven Frumess and Patrick Sieland

Homeowners Present:

Kneale and Monique Brownson, Megan Matza and Grand Bigler, Emily Lutke, Laurie Keyes, John Champoux, David Rossi, Zak Himmelman, Karsten Bartels, Estelle Sullivan, Angela Brownley, Brian Peterson, Ron Schuman, Phil and Anne Gallagher, Ryan Wagner, Karen Kuffner, Toni Drabant, Chuck and Sue Schettler, Michelle Doza, Jay Frazier, Sean Elliot, Mark Heins, Michael and Lori Dwyer, Adam Roth and Katie Hess, Cale Osborn, Jeff Cospolich, Matt Powers, Mike Zobbe, Rebecca Burnett, Carl Scofield, Anne Love, Bela Del Valle, Nell Wareham, Eva and Mike Hogan, Allen Frechter, Bob Taylor, Scott Perlow, Rayanne Harris, Whitney Hedberg, Carolyn Mendrick, Gini Bartley, Heidi and Artur Kinzek, Julie Krause, Scott Starmann, Kathryn Weldon, Jeff Salquist, Hilary Chu, Doug Briggs, Erin Theis, Mike Gamble Dan Wells, Cathy Cheroutes, Aubree Wagner, Irina Garner, Amanda Southern, David O'neil Pete Pierpont, Elisabeth Lawrence, Courtney Kenady, Ryan Sanders, Chris Kulick, Amy Pombo Tara Olson, Randi Garber, Jonathan and Jenny Wright, Keely Ambrose and Philip Gudlewski, Matt Grisham, David Lipka

Quorum was established 72 units 36 total proxies (50 units needed for quorum).

Old Business:

1. Meeting Minutes from October 26, 2016 approved as written.

New Business:

1. Review of 2017 Year to Date Financials was given.
 - a. A question on reserve goals was asked. The reverses goals were reviewed.
 - b. A question was asked on the possibility of a special assessment. No special assessments are expected at this time. The increase of reserve funds being collected should keep that from happening.
2. 2018 Operating Budget overview was presented. There is no dues increase for the coming budget.
 - a. A question was asked on what percentage of our expenses are reserve versus operating expenses. A brief description of the difference in expenses was provided.
 - b. Audience asked what the explanation of the increase in management fees was. The increase is due to actual time spent versus proposed time and the increase

in unit numbers. 2017 fee was more of an introductory rate and 2018 reflects more realistic numbers.

- c. Someone asked to clarify if the reserve budget was separate from the operating budget. It was explained that they were separated out to show actuals on spending. The reserve budget was accidentally omitted from packet. The information will be updated on the website.
 - d. A question on how the management fee increase was offset. Some of the offset is due to increased unit numbers, a smaller contribution to reserves, and savings on contracts.
 - e. What amount of the dues goes to operating versus reserves. About \$11.50 of the monthly dues will go to reserves and about \$57 a month towards operating expenses.
 - f. A question on how items are scheduled for replacement under the reserves was asked. The items will be replaced as needed and or determined by professional option.
 - g. Someone asked if the reserve funds were in an interest bearing account. The reserves are in a separate interest bearing account.
 - h. An owner asked how we were able to keep plowing expenses the same. The contract negotiations with SBR were described as giving a contract for the same amount. The contractor is aware of the scope and is still willing to perform the work.
 - i. An owner asked for clarification on the expectation set for snow removal. The expectation has been is that a single pass will be done by the mornings to keep it passable by 9 am. A second pass would be done to make sure it is clean.
 - ii. It was suggested that an email be sent at the beginning of the season on what the expectation is for snow removal. Steven suggested that this type of communication can potentially be a double edge sword.
 - i. Motion was made to ratify the 2018 budget. Motion was voted on and then passed.
3. Request by management was made to move dues payments to ACH payment method.
 - a. Payment by check will still be accepted but electronic payment is more manageable.
 - b. Someone asked about the possibility of express bill pay. The association will look into this as a possibility.
 - c. A comment was made as to making sure that new owners receive ACH setup information.
 - d. An owner asked why the bill pay through their bank was electronic in some places but to WNA a check is sent. It will be investigated as to how to get bill pay funds electronically rather than a paper check.
 4. Developer's Update on Lincoln Park

- a. An additional 19 homes are projected to come online in 2018. 3 more are expected still in 2017. 11 in early 2019. The project is projected to be completed in 2019.
 - b. A question was asked on timeline for pedestrian bridges to be open. The bridges will be opened when the hand railings are complete, which is projected by the end of November.
 - c. Streetlighting in Lincoln Park is expected to go in but to be Minimal.
5. Design Review Committee Update
- a. The Design Review Committee received 34 applications. 17 were completed to approval. 17 still outstanding.
 - b. The Committee is looking to make some revision to the guidelines.
 - i. They are looking to add the Lincoln Park fences to the guidelines.
 - ii. Adding a 1 year auto renewal of incomplete projects.
 - iii. The DRC guidelines are vague so they are following the same guidelines as the Town of Breckenridge procedure 5b which states that “ Nothing being built can look too dissimilar to the surrounding buildings.”
 - iv. A request to include a site plan with your applications.
 - 1. A member from Lincoln park expressed that the site maps are not yet available for Lincoln Park.
6. Current Board Projects
- a. Amendment of Declarations
 - i. A description of the process was provided. The reason for the proposed changes was so that the declarations can reflect how the association currently operates. 67% approval needs to occur for the declaration changes in order for them to pass.
 - ii. Someone asked for clarification on the 67% to vote or to approve. 67% of the ownership needs to provide approval in order for these changes to pass.
 - iii. A question was asked if the changes could be voted on per each change or if it would be voted on as a whole. At this time the changes would be voted on as a whole. We may have try a different approach if they are not passed on the first round.
 - iv. Legality of how the changes were presented was questioned. It was reiterated that the association is being advised by an attorney to make sure proper procedure is followed.
 - v. An owner than asked for clarification as to what the changes are for. A summary of each change will be sent out to clarify both what the change is and the boards intent for each change.
 - vi. Working capital collection was brought up. Mistakes on how Working Capital was collected in the past was discussed.
 - b. Guest Parking Procedures
 - i. The new boxes and forms including justification was given.

- ii. Enforcement of the procedure was questioned. Steven does weekly patrols and notifies Breckenridge Police Department to issue citations for non-compliance.
- iii. The parking citation was clarified to be issued by the Town of Breckenridge including fees.
- iv. Towing procedures were asked. We have not had to tow to date.
- c. Plowing and Landscaping for 2018
 - i. Contracts have been approved for both plowing and landscaping for 2018.

Open Forum:

1. Audience asked about the construction on Gray Lane and Rodeo. This construction is the Verne Memorial Park. The board explained how it was modified to allow for less maintenance.
 - a. A question of impact on views was asked. It is expected that there will be a minimal impact.
2. Board election are to occur. 2 positions are open but we are looking to receive 4 volunteers for a 7 person board if possible. Everyone was encouraged to volunteer.
 - a. Qualifying questions were asked on duties, terms and openings.
3. The board was thanked for their dedication and hard work.
4. An owner asked about of items that have been put out for free. Steven committed to be better on enforcement of unsightliness.
5. An owner brought up on posted speed limits for our streets. We will work with the town to improve signage.

Adjourn: 8:49