

CURECANTI TOWNHOMES ASSOCIATION.
Annual Meeting of the General Membership
July 12, 2017

1. **Call Meeting to Order/Roll Call:** The annual meeting of the Curecanti Townhomes Association general membership was held at the home of Fred & Terri Stinson's (108 Bambi Lane). Roll call was taken by having members present sign in. Thirteen members were present and two proxy were presented. A quorum having been met, President, Fred Stinson called the meeting to order at 6:30 p.m.
2. **Proof of Notice:** A copy of the notice of meeting mailed/mailed to all members on June 21, 2017, was presented.
3. **Reading & Approval of Any Unapproved Minutes:** There were no unapproved minutes.
4. **Reports of Officers and Committees:**
 - a. **President's report:** Fred state that the neighborhood is really looking good and complemented several unit owners on the improvements made to their yards.

Snow Removal Expense: Gunnison had a tougher than usual winter which caused the cost of snow removal to exceed the budget. The Association was fortunate, unlike most other HOAs, in that it did not have to implement a special assessment to help cover the extra expense.

Road Maintenance: Because the crackseal is holding up so well it was agreed there was no need to have anything done to it this year.

Recycle Pickup: After a few weeks of not having recycle pickup, Mary Eicher called and recycle pickup is back on schedule for Wednesdays.

Windows/Condensation: The south facing windows seem to have the most problems with the seals breaking and condensation building up between the glass. At this time, the Association can pay to replace windows on 1 unit a year on an as needed basis. This cost, being less than the insurance deductible, is not covered by insurance.

Flags: A special thank you was extended to Dennis and Mary Eicher for putting up the flags.
 - b. **Treasurer's report:** As of June 30, 2017, the Association had \$17,414.62 in checking, \$5,038.36 in Savings Account to be used to cover the insurance deductible and a certificate of deposit in the amount of \$5,742.66. Account's Receivable were \$2,166.19 with two delinquent accounts totaling \$4,155.27; of which \$3,975.27 is due on unit 68, previously owned by Marks and has been foreclosed on by PNC Bank. The foreclosing bank has paid the super-lien amount equal to 6 months unpaid assessments and is not liable for the remaining balance. A lien for the remaining unpaid assessments has been recorded on this unit. Whether or not the Association will be able to collect this amount is unknown at this time. Year-to-date revenues exceed expenses by \$2,054.76. The proposed 2018 Budget was reviewed. A motion was made, seconded and carried to accept the Financial Statements as presented.
 - c. **2018 Proposed Budget:** Following review of the proposed budget, a motion was made, seconded and carried to adopt the Budgets as presented.
5. **Unfinished Business:** All items were discussed in the President's report.

6. **New business:**

- a. **Roof Inspection:** At the request of the Montgomerys, who were unable to attend the meeting, Joe Carrithers asked if the Association was considering having a roof inspection done. Ice buildup on the front of units has caused some of the metal to come up and pushed back in the valleys. Hopefully this can just be repaired, if need be, before more costly damage occurs. Dennis Eicher volunteered to try to find someone to do an inspection. Fred stated that owners need to let the board know if there is a problem in need of repair, before it becomes a major problem.
- b. **Sprinklers:** Joe Berger asked if the sprinkler timer could be reset to later in the evening, preferably after supper BBQ time. Geoff will be asked to make this adjustment.
- c. **Radon detectors:** Because some of the outside vents under the north facing units are inoperable it was suggested that unit owners affected may want to install radon detectors.
- d. **Satellite TV Dishes:** Christine Meier's request to install a somewhat larger tv dish so she can access the signal for Gunnison's free tv was approved as long as it was not attached through the metal roof. She also received approval to replace the rotting railroad ties between the garages. It was noted that, if needed, the railroad ties between the garages needed replaced with railroad ties to keep uniformity.
- e. **PLEASE SLOW DOWN:** Marj Yoder stated that there continues to be the problem of people driving too fast through the subdivision. She suggested a couple "SLOW" signs be placed along the street as a reminder to everyone. It was agreed that additional signs are needed. Marj volunteered to send the board a link to purchase signs.

7. **Election of directors:** There being no positions up for election, the meeting ensued.

8. **Adjournment:** There being no further business to come before the general membership, a motion was made, seconded and carried to adjourn the meeting at 7:25 p.m.

Approved:

Signature

Title

Date

APPROVAL OF MINUTES OF THE 2017 ANNUAL MEETING: Please review the minutes enclosed, If you were in attendance at the meeting, please complete and return this remittance no later than September 30, 2017 to submit your vote of approval or disapproval of the minutes of the Curecanti Townhomes Association Annual Meeting of the General Membership dated July 12, 2017.

I/we, _____ owner(s) of Unit # Bambi Lane
and having attended the July 12, 2017 annual meeting

- () approve the minutes of the Curecanti Townhomes Association Annual Meeting of the General Membership dated July 12, 2017, as written.
- () disapprove the minutes of the Curecanti Townhomes Association Annual Meeting of the General Membership dated July 12, 2017, as written. Please include a note concerning what it is you disapprove of and the recommended change(s).

Owner Signature

Date