

**Out Run Condominiums Association
Annual Homeowners Meeting
August 5, 2022, 3:00 P.M. MDT**

Call to Order

Board President, John Maurus, called the meeting to order at 3:04 PM.

<u>Roll Call/Establish Quorum</u>	Unit #	# of Votes
Bud and Rokhshie Malone	A2	1
Bud and Rokhshie Malone	A4	1
Dusty Demerson	B1	1
David Barr	B3	1
Jonathan Ferrell and Tiffany Todd	B4	1
Mark Yaklich (Zoom)	C1	1
Jurgen Teintze and Charlene McAlpin	C2	1
John Maurus	C3	1
Tim Tosta and Nancy Martin (Zoom)	D1	1
Peggy Toft	D2	1
Jim Howard and Brenda Lockhart (Zoom)	D3	1
Libby Smith	D4	1
Justin Hewett	E1	1
Adam Moore	E3	1
Ross MacLean (Zoom)	L1	1
John Card	L2	1
Bob Kennedy (Zoom)	M1	1
Carl Weisbrod	M2	1
Gary Cook	M3	1
Debi Means (Zoom)	O1	1
Steve Barknecht	O3	1
Douglas & Lee Mason (Zoom)	O4	1
Kevin Adams	P1	1
Brant and Rebecca Bair (Zoom)	P5	1
Jerry and Alenka Vorornik	P7	1

Members Present by Proxy	Unit #	# of Votes
John Maurus Proxy for:		
John and Regina Taylor	E2	1
Tim Tosta Proxy for:		
Laura & Christopher McCarthy	A5	1
Greyrock Horizons/ Andrew Beavers	J3	1
Gary Cook Proxy for:		
Jan Fielder	M4	1

Alenka Vobornik Proxy for:

Lynda and Jeff Mikos

P4

1

Management Company Present:

Mountain Home Management:

William Laird
Annalise Smith
Trinity Beesley

A quorum was established with 62.5% of the membership present in person or by proxy.

Proof of Notice:

Official notice was sent via email on July 13, 2022.

Reading and Approval of Past Minutes:

Gary Cook made the following:

Motion: To approve and accept the minutes as written from the meeting on February 9, 2022.

Seconded: John Maurus

Vote: Unanimous Approval

Officers Report:

None

Managers' Report:

A discussion ensued about the routine maintenance that was done over the last fiscal year. Laird stated that roof repairs were finalized - pieces of fascia soffit and trim boards were replaced and were holding up well. Some of the interior stairs were repaired for the carpet installation. The support beam broken by the carpet installers was fixed in the last week of July 2022. One more beam will be replaced, and the decking will be completed in the next couple of days. Laird stated that doorstops were installed and a broken water line from the winter had been fixed. The carpets were cleaned in June of 2022.

Mr. Vobornik stated that there are cobwebs on his building and on other buildings throughout the complex. Laird stated he would be there sometime next week to have a look and get them taken care of. Peggy Toft inquired about the leak that occurred and questioned why the association was paying for repairs. Smith stated the owner has been billed directly. No funds have been disbursed from the HOA for the leak. Mrs. Vobornik inquired about the mowing and stated mowing twice per week was excessive. Laird explained he would cut the mowing back.

Tosta inquired about dry rot on the decking and asked if management had completed their inspection. He also asked about the status of the roof. Laird explained the rotting beam on the top of the decking has been replaced and he is working on replacing the second horizontal beam. At that time, he will inspect the beams below for additional rotting. Laird stated management is working on getting the roof inspected by a third party from Gunnison. He plans on removing panels with the inspector and taking his report to some roof contractors to plan and get a cost for repairs.

Tosta advised getting numbers for roof repairs and would like the board to ensure the capital plan is updated with numbers for the decks and roof. He would like management to give the membership a heads up if there is going to be an assessment for this work. Laird stated he believes the decks are in decent condition, but he would get a better look during the final stages of the beam replacement.

Capital items that have been completed include:

- Exterior painting of the lower five buildings
- Carpet installation in all buildings except Maple. The association has only paid for half of the carpet installation, and they still owe High Country Carpets around \$23,000 pending a final walk through. The carpet company has yet to reach out to Laird to complete the punch list and final walkthrough.
- Crack-sealing was completed in the parking lots.

Gary Cook asked about who was repairing the beam damaged by the carpet installers. Laird stated it was his employees. Cook commended Mountain Home Management on their work and the painters for a job well done. Cook inquired about the schedule for the rest of the buildings, and Billy stated that it would be nice to do the other 5 next year.

Financial Report

Smith walked everyone through the financials in the packet. Charlene McAlpin asked about payment for the painting, and Smith replied that it would have been reflected in the payables on the Balance Sheet, but the work wasn't complete and entered until July. The financials were presented through June of 2022.

For the first 9 months, there was an operating net loss of \$5,000. The cable is running over budget because there was a 6% increase for residential services. Electric usage is also tracking over budget by \$3,500. Smith explained she originally thought it could have been because of increased occupancy but is not certain this is the case. She is looking into it and doesn't have an answer yet. Toft stated that the lighting at Dogwood needs to be looked into and that there seems to be an issue within the building.

Ms. Vobornik mentioned the potential for reducing the size of the baseboard heaters or looking into something more efficient. Toft explained Gunnison County Electric would come do a walk through for free. Demerson mentioned his having a baseboard audit done and finding the second and third floor baseboards shouldn't be on because the downstairs baseboards are providing the most heat. However, replacing or removing those would mean drywall and paint repairs. Demerson also asked management to take a look at the clubhouse hot tub room because it tends to get very hot.

MacLean mentioned the heat being cranked up for the carpet replacement for the glue, and to make the carpet easier to work with. Brant and Rebecca Bair confirmed that and that the lights in Dogwood are always on, even during the day. Laird said he will get a plan figured out in the next few weeks.

Smith continued to explain the budget deviations. Poplar's elevator has been malfunctioning and the capacitors have been replaced twice in the past year. Management brought in a new elevator company for the maintenance and annual inspection. They received a quote of around \$5,000 to get a new panel installed. Smith mentioned needing to make a transfer from the poplar account for those elevator expenses.

The roof shoveling is over budget due to having to subcontract the work instead of keeping it in house. Trash is tracking over budget, water and sanitation is also over budget - their increase started January 2022. Smith mentioned she is proposing an increase to the short-term rental fee and there is a 15% increase built into the capital plan. Smith is also proposing a capital assessment to the association. The assessment amounts would be from \$4,800 - \$6,350 per unit, based on percentage of ownership. Replacement amounts will need to be evaluated but later years of the capital plan are in the red without the assessment. Laird stated that management is putting a capital plan together and input from owners is welcomed.

A discussion ensued regarding a new reserve study. The members expressed their desire for the board to have another reserve study done in the upcoming fiscal year.

Char McAlpin made the following:

Motion: To direct the board to have another reserve study done for the next fiscal year

Seconded: All members

Vote: Unanimous Approval

Old Business

A quorum of 66% was not established to vote on amendments to the bylaws.

The members and management discussed the hot tub issues still occurring at the complex requiring more time and maintenance such as trash removal, dumping and refilling hot tubs, unknown items being thrown into hot tubs, etc. Management asked that everyone respect the shared amenity. A sign will be posted at the outdoor hot tub to include the rules and hours.

Tiffany Todd made the following:

Motion: To have the board set a special meeting to review and approve the amended bylaws with a designated comment period for owners to comment and provide input.

Seconded: Jurgen Teintze

Vote: Unanimous Approval

New Business

Tennis Courts – Management would like to gauge how members feels about the tennis courts. Smith will send an email to initiate feedback on whether owners think they should stay or would like to see something else there. Demerson suggested that management contact the tennis court service company and get a quote for resurfacing and repairs. Ms. Vobornik suggested prioritizing other issues such as the roofs and decks. Management will still get a quote for the tennis courts to include in the capital plan. McAlpin and Teintze asked management to look at the retaining wall surrounding the tennis court.

A discussion ensued regarding the bulk internet. Members agreed they would like to have management obtain a quote for bulk internet and cable services.

Election of Directors:

Dusty Demerson and John Maurus' terms expire at this meeting. Demerson and Maurus expressed their interest in remaining on the board. The members discussed keeping a 6-member board of directors per the bylaws. McAlpin volunteered to serve on the board.

Adam Moore made the following:

Motion: To have Demerson and Maurus serve another board term and have McAlpin serve as the sixth member on the board of directors.

Seconded: Peggy Toft

Vote: Unanimous Approval

Establishment of Next Meeting Date

The next annual meeting date was set for Friday August 4th, 2023. The time of the meeting will be set as we get closer to that date.

Adjournment

John Maurus made the following:

Motion: To adjourn the meeting.

Second: Gary Cook.

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 5:09 p.m.