

BEAVER VILLAGE ASSOCIATION #1
ANNUAL MEETING

Saturday, July 13, 2019 9:30 am
Beaver Village Clubhouse

Introduction of Board Members: President Lisa Wood called the meeting to order at 9:35 am and introduced the following Board members: Jon Lange, Vonnie Thomas, Steve Tanberg, Property Manager Mark Johnson and Minutes Recorder Janene Johnson. Board member Jim Swanson was absent from the meeting.

Proof of Notice: Mark Johnson stated that proof of notice for this meeting had been met.

Roll Call and Certification of Proxies: Steve Tanberg read roll call. It was determined that a quorum had been met.

Minutes: Minutes of meeting held on July 14, 2018 were reviewed. Derek Jotzat moved and Ilan Salzberg seconded the motion to approve the minutes as read. The motion passed by a unanimous vote.

Treasurer's Report: Property Manager Mark Johnson reported on the financial statements have been prepared as of the year ended March 31, 2019.

Mark Johnson reviewed the Balance Sheet and mentioned that the cash position looks good. No questions were brought from the floor.

The Income Statement from April 1, 2018 to March 31, 2019 was reviewed with attention being called to some expenditures. Insurance was slightly over-budget due to rising replacement costs. Cable and internet were up slightly also. Trash removal is an on-going problem and the costs throughout the County are continually increasing. Mark also mentioned that anyone that leaves large items (appliances, mattresses) incur additional fees and it is becoming more expensive each year. It was discussed that all homeowners are reminded to let Mark and his staff know if there is a remodel happening. Homeowners are encouraged to bring in their own private trash dumpster and have their contractors ensure that they follow the rules also.

Mark Johnson went on to discuss the Fifteen Year plan and the future expenses/projects planned for the filing. Buildings 3 and 4 will be painted in August, work is being done on various decks, a new valley pan was installed near Building 3 for better drainage. He then went on to discuss the installation of spray foam in Building 1. This was done to insulate better for lower utility costs to the Association as well as keeping rodents out of the property. Buildings 2, 3 and 4 will be done in July into August.

There were various questions on the budget from the homeowner's present, regarding spray foam, deck work, etc.

Proposed 2019-2020 Budget: Mark Johnson reported on the approved budget included in the packet. There is no proposed change to the dues structure. \$36,000 will be contributed to the Capital Reserve Fund. Discussion ensued regarding various line items on the budget. Mark Correll moved to approve the budget as written. Jim Rodgers seconded and the motion carried by unanimous vote. Discussion continued on a few items. New screens and new windows were discussed, Mark will look into a group discount through Middle Park Glass. A homeowner brought up the possibility of having the contractors that will work on the proposed traffic circle reimburse homeowners to install sound proofing windows.

Property Management Report: Mark discussed the Crawl Space Audit that is a continual process. He showed the results of the latest audit that was done a week or so ago. Discussion ensued as to the success that has been achieved in keeping the crawl spaces very dry.

Jon Lange discussed the internet installation and what a big success that has been. The internet is extremely stable, and the speed of the internet is better than it has ever been.

Recreation Board/Clubhouse: Lisa Wood brought forward a discussion on the clubhouse. Lisa discussed that all homeowners are required to pay a 2% surcharge that is due if a homeowner rents the unit. If they rent through a rental management company, that fee is paid by the company. But if they rent through another service, such as www.vrbo.com, it is an obligation to pay that surcharge.

Lisa went on to discuss some of the updates to the pool area, mainly just cosmetic changes to spruce it up a bit. Lisa also stated she had discussed the results of a survey with the recreation board that had been sent to all Beaver Village homeowners. When all the comments are assembled, she will share the results with the homeowners. She also mentioned comments on the survey where homeowners are asking to possibly install an outdoor hot tub on the back deck of the clubhouse. The Board members will investigate the cost of that project.

Steve Tanberg mentioned that due to complaints from the fact that the white bus is always full by the time it reaches Filing 1, so the route will alternate.

Lisa then brought up the topic of a possible annexation into the Town of Winter Park. Due to the possibility of this happening automatically within that 3 year time frame from when the complex has been surrounded by the town property, the board wants to start a friendly discussion to be a good negotiating position. She went on to explain that the three filings have decided to join together, by using each president of each filing as a representative on an ad-hoc committee to work on this issue. They have an attorney that has been giving them some legal advice (free of charge for the moment). Discussion ensued regarding what has been discussed regarding a possible stoplight, round-about, etc. Colorado Department of Transportation has denied Filing 1's request for a stoplight.

The property behind Filing 2 and 3 will be sold and the new owner is proposing a ski run that would allow access directly to the Beaver Village condos and the town. It is called a "ski-back" trail, which comes off Jack Kendrick. He is also going to propose building a road over the train tracks and is also proposing development of that land with townhomes and possibly condos. Lisa will keep everyone apprised, as this is just the start of the process.

Real Estate Review: Janene Johnson, Broker/Member with Real Estate of Winter Park LLC gave a short presentation on the current real estate market both in Beaver Village specifically. Regarding two bedroom Beaver Village sales, the average price year to date ending today (July 13th) is \$347,929 as compared to the previous year using the same time frame, which is \$282,500. This is a 23% increase year over year. In general, this reflects what is happening in the Winter Park area real estate market.

Mark Johnson went on to discuss the Roam property and potential development.

Other Items Properly Brought Before the Board: Ilan Salzberg brought up the subject of adding some parking garages in the filing. One would be located somewhere in front of Building 1 and the other would be up near Building 3. This might only give the complex a total of 12 or so garages. He presented a report from Bowman Engineering that is included in the packet. Discussion ensued with those present on whether or not this was something that was desired among the homeowners. There are many unanswered questions that the proposed study, which would run a minimum of \$3000, would answer. The full civil engineering cost would be over \$20,000 which includes a survey, the preliminary \$3000 cost, etc. The Board will put out a letter to the homeowners to gather interested parties before they commit to paying for the study.

Mark Correll asked for the Board to send out a notice before the painting is to begin so homeowners in those buildings can remove things off of their deck so they don't get painted. Mark brought up a question about whether or not the lighting will be replaced. It was determined last year that all of the homeowners felt it was too expensive. But the board is going to have Mark's staff replace lights that aren't working and to make them look consistent throughout the filing.

It was also requested that the property manager look into a group rate for window washing.

Election of Officers: Nancy Timmreck and Mary Ward have both expressed their interest in running for the Board. Upon hearing no nominations from the floor, John Cavanaugh moved to approve the sitting 5 board members along with adding Nancy Timmreck and Mary Ward. Jim Rodgers seconded and the motion carried by unanimous vote.

Next Meeting: The next Annual Meeting of Filing 1 Homeowners will be held in July of 2020, the exact date will be determined at a later date.

Adjourn: With unanimous agreement, Lisa Wood adjourned the meeting of the General Membership of Beaver Village Condominiums Filing 1 at 11:45 am.

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