

Winterstar Homeowners Association Meeting

Meeting Minutes
December 03, 2016

Attendees:

Tom Hagerty
Jerry Nissen
Kevin Collins
Tracy James
Carter & Michelle Stevens
Griffith & Tiffany Gengel
Larry Christine
Dorothy Muller-Christine
Duane Hunter
Michael Sullivan
Dayana Cuen - BVM
Mark Johnson - BVM
By Proxy: 7 received (quorum was obtained)

Meeting called to order at 4:00pm by Tom Hagerty, HOA Board President

Meeting minutes from last year were reviewed. One correction stating Tracy James was incorrectly listed as a board member. Tracy's name has been removed from the board member list. No other corrections, minutes were approved.

Duane Hunter motioned to approve the minutes
Tracy James seconded the motion.

Review of 2016

- A major concern among the homeowners was the Certain Teed claim. They are the manufacturer of the exterior siding on all the townhomes. The siding has bowed and cracked on many of the buildings. A letter was written to Certain Teed as a demand of action, they have registered the claim but since that time have been unresponsive. The Winterstar attorney Chad Johnson has advised we do not make any immediate repairs until we know the outcome of the claim. Mark Johnson was asked to contact the HOA's attorney and to push for more action on resolving the claim, including an inquiry about possible consequential damages occurring because of the delay in resolving the claim. Mark was also asked to prioritize the siding replacement by building / location.
- Hot tub security has been a discussion point in the past, there are still a number of incidents that arise but that has diminished. If you witness people jumping over the fence contact Winter Park/Fraser Non-emergency at 970-775-3343 as well as Beaver Village Management after hours at 970-447-8020. Mark Johnson was asked to update the board after 1-1-2017 about the number of incidents reported.

- Air BNB, VRBO & Short Term Rentals in general have become an issue due to owners/management companies allowing occupancy that exceeds Fire Department limits. Mark Johnson reported that occupancy limits impose a maximum of 8 people in 3 bedroom units and 6 people in the two bedroom units. BVM and Mark Johnson will send out a notice that reminds owners of their unit Occupancy Limit, Rules & Regulations of the complex plus parking restrictions. If an owner violates any of the before mentioned rules an immediate fine will be placed on their HOA account. Owners will be given the opportunity to appeal there violations at a board meeting. Comcast will be contacted about having notice as to when they will be needing to access units so we don't run into the problem of items being left unplugged that need to be plugged. A 2 week notice will be asked of them in case owners would like to attend their units while Comcast will access them. If your equipment is out of date, it can be upgraded in any Comcast location in Colorado.

2016 Financial Report

- As of September 30th accounts receivables are at -\$834.05 due to people prepaying or signing up for ACH payment. YTD -Net Income is \$8213.61. The proposed budget for 2017 was reviewed, there will be no change in dues. Duane Hunter motioned to approve. Tom Hagerty second the motion.

15 Year Plan

- As stated staining will take place next year (2017).
- Buildings C, F, and G will be painted. Siding and caulking will be done as well with painting.

Election of Officers

- A vote for the board of directors resulted in the following owners being elected,
Thomas Hagerty
Jerry Nissen
Kevin Collins
Lawrence Christine
- Duane Hunter pointed out there is no current board member acting as "Secretary".

New Business

- Buildings C, F, & G garage Carbon Monoxide detectors are original and should be replaced.
- If you're hot tub keys are demagnetized or simply do not work any longer, stop by the Beaver Village front desk and they will rekey them.

Duane Hunter made a motion to ratify the motions of the board. The motions of the board were ratified by a unanimous vote.

Set next annual meeting date/time/location

Saturday December 2, 2017

Beaver Village Lodge

4:00 pm

Adjourned 5:47pm