

WinterStar Homeowners Association
Summary Notes of the Board of Directors'
Special Meeting Regarding Siding
Beaver Village Lodge

June 9, 2018
4:00 pm

Thomas Hagerty, President called the meeting to order at 4:00 PM.

Roll Call

Board Members Present

Thomas Hagerty	DA6	tbhagerty@hotmail.com
Kevin Collins	AB5	kevinc@cadregc.com
Greg Moran	E3	winterparkskipatrol@gmail.com>
Byron Murray	E1	byron.murray@yahoo.com

Owners - In Person

Duane and Marty Hunter	F4	duanehunter@comcast.net
Terry and Ruth Ann Arnold	G6	rtamnc1@msn.com
Jim Schuyler	A2	sacmnc1@msn.com
Griff and Tiffany Gengel	F1	thegengels@comcast.net
Mike Sullivan	F5	mike.t.sullivan@gmail.com
Patrick and Diane	C3	patrick@sanicelectronics.com
Chuck and Sally Wilson	C4	wilson.charles@comcast.net
Larry and Dorothy Christine	F4	dorlarchristine@gmail.com
Janet Abrahamson	G2	abrajan46@comcast.net
Ellen Speier (Moody)	G5	ebspeier@yahoo.com
Bob and Mary Dowel	D2	mandy@seceveryhome4sale.com

Owners - Phone In

Dave and Shirley Hoelting	G3	drhoelting@hotmail.com
Keith and Lynn Oliver	C2	kfoliver24@gmail.com
Dana and Heidi Elkins	G1	dana.elkins@comcast.net
Michael and Stephanie Kirchner	G4	kirchner.michael@gmail.com
Martin and Christina Hillis	F3	simplychristina@hotmail.com
Timothy McDonald	D7	sargent.mcdonald@gmail.com

Douglas Mayfield and Amanda
Eaton

A3

Douglasmayfield37@hotmail.com
marianosb2005@yahoo.com

Valeria Sanchez

C1

stevinval@yahoo.com

BVM – Property Management

Mark Johnson
Vern Pennell

mark@bvmlc.com
vern@bvmlc.com

Attendance - Total present (15) and call in (8): 23 / 40. Quorum – Yes, Simple Majority.

Discussion

A preliminary concern raised by an owner was whether notice of the special meeting was adequate because the email address of the sender of the notice was not clearly identified as coming from the HOA or Beaver Management. The Board noted the concern.

Kevin Collins presented a summary of the history of the CertainTeed siding on the townhome buildings. A corresponding handout was available and previously emailed to all owners. He responded to questions from several owners.

Public Comments

Duane Hunter (F4) stated townhomes and condos are not the same and have different square footages. He distributed handouts. He proposed a motion that townhomes pay 75% of the cost of new siding on townhomes and that condos pay 25% of the cost.

Ellen Speier (G5) stated that every member of the Board of Directors is a townhome owner and questioned why the comparative market value of a condo versus a townhome is not the basis for assessment of costs of siding replacement. She stated that you can't sell a condo with a \$600 monthly HOA fee.

Chuck Wilson (C4) stated that the Bylaws provide that the Board can call a special meeting at any time, that a quorum exists at the meeting and that a vote should be taken on how costs are assessed.

Jim Schuyler (A2) said he lives at WinterStar full-time. He stated a 5-year project period for replacement siding is unacceptable and the HOA should take out a loan to complete the project in 2 years. He stated this would save \$30,000 by cutting out the last 3 years of costs.

Mandy Dowel (D2) stated that if there is a special assessment you must disclose this when selling your property.

Mike Sullivan (F5) stated that the cost of replacement siding can be assessed on a per unit benefited basis. Later he stated he thought the task force should present a consensus on allocation of siding costs and not a 4-3 vote.

Terry Arnold (G6) stated the benefit of the replacement siding is not equal, it's not fair and that we need equitable distribution. He urged immediate action so that any water damage from the failing siding doesn't harm the buildings' integrity, regardless of how costs are assessed. He stated owners need to know the alternatives for assessments and supported Duane Hunter's proposed motion.

Comments from the Board of Directors

Tom Hagerty:

Stated it is apparent that those present agree on the need for repair of the siding. He reported that the Board has spent much time considering how to assess costs of the needed replacement siding. He noted that current capital reserves are sufficient to complete replacement siding on buildings E and D(5-8) this summer. He stated that the issue of how to assess costs of the replacement siding should be considered at the annual meeting in December 2018 and that at this juncture there was no need for voting.

Kevin Collins:

Noted that it is important to examine what the Covenants dictate.

Greg Moran:

Introduced the idea of a task force with input by an independent person.

Further discussion by board members and HOA owners followed with ideas of how to refine the process going forward and representation of condo owners on the task force and suggestion that the independent person be knowledgeable about HOAs, governing documents and the law.

Mark Johnson:

Recommended that the independent consultant be the attorney for the HOA.

Tom Hagerty:

Related that in order to complete analysis of the issue of alternate methods for assessing costs of replacement siding (beyond the current capital reserves), a seven-member Siding Task Force will be created to review governing documents and the law with the assistance of the HOA's attorney. The task force will examine options for assessing costs to owners. The task force will try to reach a

consensus and will make recommendations for consideration at the next annual meeting in December 2018. The HOA will provide notice of the task force's recommendations as to how costs should be allocated.

The four current Directors of the Board (all townhome owners) and three condominium (wood siding) owners will comprise the task force. The HOA will email a request for condo owners interested in serving on the task force to submit their names to Mark Johnson. Two condo owners present at this meeting volunteered to serve on the task force – Duane Hunter (F4) and Terry Arnold (G6).

Tom Hagerty adjourned the meeting at 6:30 PM