

DRAFT Minutes

SILVER QUEEN WEST AT WILDERNEST

Board of Directors Meeting

Saturday, October 29, 2011

BOARD MEMBERS PRESENT:

Chuck Hakkarinen	Unit 7327	Doug Foote	Unit 7137
Larry Funk	Unit 7214/15	David Necker	Unit 7116
Dennis Minder	Unit 7223		

OTHERS PRESENT:

Bob Polich	Mountain Systems	Kevin Broadrick	Unit 7322
Tom Brennan	Site manager	Peter Leuenberger	Unit 7031
Rebecca Wilkerson	Unit 7324	Joanne Gipple	Unit 7232
Don Matchett	Unit 7234	Bob Preston	Unit 7232

The meeting was called to order at 12:55 PM by President Doug Foote.

Minutes. *The minutes from the Aug 5, 2011 meeting were approved as written. (Minder/Necker, 5-0).*

Officers. *A motion was approved to retain the same officers. (Hakkarinen/Funk,5-0). The officers are:*

Doug Foote	President	Dennis Minder	Vice President
Chuck Hakkarinen	Treasurer	Larry Funk	Secretary

Number of Directors. At the annual meeting preceding the meeting of the Board, the ownership suggested an expansion of the Board. An expansion could be done with an amendment to the Bylaws. There was input from the owners attending regarding expanding the board and attracting interested owners to serve. Owners, unable to serve on the board, but willing to contribute would be encouraged to be involved through advisory groups. *A motion was approved that all members of the Board were present to waive notice of the amendment of the Bylaws and the Board of Directors would be expanded to seven (7) members. (Hakkarinen/Necker, 5-0).* There was a discussion regarding the length of terms of the added members and how to fill the vacancies to insure all owners had an opportunity if desired to serve on the Board. *A motion was approved for the two new members to serve three (3) year terms. (Foote/Hakkarinen, 5-0).* The current terms would allow two members up for election in 2012, two in 2013, and three in 2014. *A motion was approved to submit to the ownership a self-nomination petition by Thanksgiving, a ballot to the ownership in early December, with the election closed on January 3, 2012. (Hakkarinen/Minder, 5-0).* The mechanics of the petition, ballot and submittal to the ownership would be determined by the President and Administrator.

Managers Report. Tom Brennan had emailed the managers report to the Board prior to the meeting. All of the vehicles were in good condition. The boilers are operating as intended. Premier is working on the final County code approvals in Buildings A & B. The code requirements were changed during the installation time frame. The work being done are fresh air vents, exhaust pressure testing, mechanical fastening, and sealing with foam. All the costs, except for the foam, are part of the original contract. There was a discussion regarding the unreasonable interpretation of the codes by the County. There have been some routine plumbing repairs including nails in heat pipes from carpet installations. The building roofs and heat tapes have been prepared for winter. The roofs are in good condition. Fire place flues on the roofs were cleaned. Tom has cleaned the flue pipes on the unit interiors as time allows for units that utilize the fireplaces frequently. There was a discussion of the fireplaces and installation as compared to current building codes. Tom is available to assist owners in inspecting their fireplace. Temporary repairs have been done on problem balconies to avoid major problems until the pending restoration work is started. Work done in units without notifying the manager leading to damage continues to be a problem. The grounds cleanup has been completed. The underground

electrical from the freestanding garages has been completed. A bid is pending from CenturyLink to move the overhead lines into underground conduits. The winter snow fences were modified and are being installed. There is a low spot in the asphalt outside of the Building D north stair tower that will need maintenance. Rules violations regarding pets were being addressed by Tom. The Board policy was for Tom to make the initial contact regarding rule violations and if not successful, the Board would take action. The Board was following up on the garage inspections. Volunteers for the newsletter were solicited. There was a discussion regarding a short-term correction to increase heat to the end units prior to the restoration work.

Financial Report. The financial summary for the fiscal year end August 2011 was part of the annual meeting mailing and report. The expenses in September were as budgeted. The four month prepayment option was selected by about a third of the owners. The accounts receivable is less than \$4,000 and only two units are over one month past due.

Sewer Backup. A letter and invoice for damages was sent to the owner of the unit in which a tenant caused a sewer backup that resulted in damage to three other units. No response was received. There is \$80,000 outstanding on the claim and the owners insurance would only cover \$70,000. *A motion was made to direct the attorney to file a lien on the unit for the full amount due and send the owner a collection notice with the lien filing. (Necker/Hakkarinen,5-0).*

Insurance. The master policy renewal date is January 10, 2012. Multiple proposals will be requested. One proposal has been received at a cost lower than budgeted. The Board will make the decision via email prior to the renewal.

Association Property. The Association would need to make modifications to the Declaration to change the classification of the unit and garages owned by the Association to common property to save \$1,500 in property taxes per year. The costs to make the change and the potential future limitations on the property will be additional considerations. The issue was deferred to a future meeting.

Restoration Assessment Financing. There was a discussion regarding offering owners financing on the restoration assessment and construction financing as needed to assure the completion of the 2014 restoration project. The Association has borrowing capacity to obtain construction financing and to provide assessment financing options to owners. However, the capacity of the Association to absorb defaults in owner financing, if extended, is very limited and is a concern. The Board will attempt to reach a conclusion on financial alternatives at its February meeting. There were owner comments regarding notice to the owners as soon as possible regarding financing options, financing over a five year period, the difficulty of some existing owners to meet the financial requirements, and the concept of deferring the project due to the current economic conditions.

Next Meeting. The next meeting was scheduled for Saturday, February 11, 2012 at 9 AM. To encourage ownership participation, the meeting will be held at the Blue River Room, in the Silverthorne Library (annual meeting location).

Restoration Project. The Board discussed the owner feedback concerning deferring the construction and spreading out the funding of the project. The overriding concern remains the condition of the building that needs attention as soon as possible. The Board will investigate the possibility and advisability of extending assessment financing options.

Employee compensation. *A motion was approved to maintain the salaries and hourly rates for 2012 at the same 2011 level. (Minder/Necker, 5-0). Bonuses were approved at 2011 year-end of \$750 for Karen Beckheimer, a \$500 bonus for Tom Luhr, and a \$4,500 bonus for Tom Brennan. (Minder/Funk,4-1).*