

**Las Vistas Owners Association
Annual Meeting Minutes
August 24th, 2019
Town of Avon Council Chambers
9:30 AM
DRAFT**

Board Present:

Bob Shanley
Byron Phillips
Ray Robbins
Brad Cohn
Jo Norris

Proxies:

Heckman (Unit 7) to Dickinson
Miller (Unit 13) to Milligan
Tedstrom (Unit 19) to Phillips
Gaghen (Unit 22) to Phillips
Shultz (Unit R3) to Biekkola

Management Present:

Steve MacDonald
Abel Vega

Owners Present:

Christie Smith
Rodger Dickinson
Michael & Kris Krohn
John Milligan
Suzanne Shanley
Kim Shikverg
Brenda Harper
Sue Robbins
Naomi Phillips
Cynthia Kruse
Raymond Dwyer
Mary Katherine Buckius
Todd Biekkola
Gail Malloy

Call to Order/Certifying Proxies

Byron Phillips called the meeting to order. Roll was called and there was a quorum present.

Review minutes of last year's annual meeting

Ray Robbins made a motion to approve the 2018 annual meeting minutes. Byron Phillips seconded the motion. All were in favor.

President's Report

Byron Phillips reported that any requests for landscaping improvements need to be submitted a year in advance to budget accordingly. The streets were resurfaced this summer. The sprinkler system is at capacity which will make adding additional zones difficult. The trees within the complex have been an issue with water demand due to their size and age. The proximity of the trees to the buildings' foundation is also a concern. Cynthia Kruse recommended two zones that could be turned off to save water. The board will explore this recommendation.

Review of Financials

Steve MacDonald went over the financials and noted that there is \$179,112.81 in total cash. The loan is currently at \$117,226.09. Steve spoke to each building's reserve. The triplex currently has \$7,653.16 in reserves due to roof repairs during the winter. A new roof is needed soon. The

budget in total was under by \$13,402.52 with one month's expenses remaining. The owners voted to transfer any year end surplus to the master reserve account. The budget for 2019/2020 will remain the same. Cynthia Kruse motioned to approve the budget. Brenda Harper second the motion. All were in favor.

Old Business

Insurance

Steve MacDonald discussed the HOA's insurance. He referred owners to insurance information provided in the meeting packet and directed owners to share this information with their personal insurance provider to be sure there are no gaps in coverage.

Website

Information regarding the association website was included in the packet. Owners can reach the association website by visiting www.lasvistasatsingletree.com.

Who-to-call

VMC has a 24-hour emergency service. If the call is made after business hours please call 970-476-4262 and leave a message with the answering service. The answering service will then direct your call to the appropriate person. If possible, we recommend all owners send an email to manger@vailmanagement.com with items that you would like to be addressed.

New Business

Roof Age Update

Steve MacDonald explained the roof updates. There is no warranty on the developer's triplex roofs. The board has approved the Turner Morris bid for the Triplex and VMC will schedule the work. The board would like to be sure that the moisture barrier/flashing go up the parapet wall on the triplex roofs. The next building scheduled for roof replacement is the building for units 4-8. The board has asked to have the roofs cleared of leaves more often to help stop water pooling on the roofs.

Kern Stucco Walk Through & Repairs

Steve MacDonald explained that three stucco options were looked at 5/6 years ago. The lesser option was selected. Crack patching has been done as needed and will be done every year in the Spring and Fall. All noted cracks have been covered and patched. There will be another walk through done this fall. Any owners considering replacing windows, please notify VMC and the board to be sure they are installed correctly.

Landscaping Update

Steve MacDonald and Byron Phillips spoke to the landscaping. A lot of changes and improvements have been made to the landscaping scope of work over the last 15 years. There has been an issue with allowing owners to expand their landscaping with the understanding that the owners would then maintain their landscaping. When those owners sold, this area then became an HOA expense to maintain. This should be passed on to the future owner and not the HOA. The board will also look for a solution to the water that is pooling at the Northeast corner of the entrance. Ray Robbins spoke to

owners regarding the motion made for trimming/cutting down problem trees around the complex. Owners will have a period to mark trees for the board to review and address.

Election of Board of Directors

Byron Phillips is rotating off the board and stepping down. Ray Robbins' position is up for reelection. Terms are 3 years. Two positions were open. Ray Robbins was elected as well as Carrie Tedstrom and Oleg Shikverg. Kim motioned to move to a 6-person board and go back to a 5-person board when Bob Shanley sells his home. Gail Molloy second the motion. All were in favor. Ray Robbins, Oleg Shikverg and Carrie Tedstrom have been elected to the board. All were in favor.

Adjournment

The meeting was adjourned at 11:01 AM.