

**HI COUNTRY HAUS
NU CONDOMINIUM ASSOCIATION, BUILDING #14
ANNUAL HOMEOWNERS MEETING
AUGUST 28, 2004
9:00 A.M.**

BOARD MEMBERS PRESENT

George Marion, #1403, President, and Arnie Heller, #1401, Secretary.

OWNERS PRESENT

Mrs. Heller, #1401, John & Polly Cronin, #1405, Ray Lowe, #1409, Charles & Susan Emmons, #1413, Ralph & Patricia Ballard, #1417, Bruce Degi, #1419, and Julie Daehn, #1422.

OWNERS PRESENT BY PROXY

Bob Wilkins, #1406, Boyd & Jeri Lennberg, #1407, Pranay & Binaca Gaglani, #1412, Bradford Smith, #1414 and Jason Beste & Nancy Smith, #1415.

OTHERS PRESENT

Gale Towne and Noreen Frye from Condominium Management Company.

George Marion, President, called the meeting to order at 9:04 am. It was determined that there were enough present to have quorum to conduct business. However, it was also determined that there were not enough votes to present a 75% quorum to pass the amended bylaws. (72%)

WELCOME BY PRESIDENT

George welcomed and thanked everyone for coming. He then went on to state that he was retiring from the board and that Bob Wilkins' term was up this year and that Bob did not wish to renew his term. George stated that he had lined up two volunteers and it will be discussed later in the agenda. George then went on to discuss some of the discrepancies in the bylaws that need to be amended, citing the one about holding meetings on Mondays, as an example.

ROLL CALL

Owners present introduced themselves and told which unit they owned. They each in turn thanked George for all his service to the building. Gale Towne was thanked also, for his help in getting things done on the building in a timely manner.

APPROVAL OF MINUTES

George asked Arnie Heller, as secretary, to read the minutes from last year's meeting. When Arnie had finished, George asked if anyone had any questions and then requested a motion to approve. A motion was then made to accept the minutes from the 2003 Annual Meeting, seconded and passed.

ELECTION OF BOARD MEMBERS

Julie Daehn and Ralph Ballard volunteered to serve on the board. George called for nominations and explained the remaining term of his position was 2 years and that the open seat is a 3-year term. He went on to explain that the members of the board would then elect the officers after the annual meeting was finished. Susan Emmons moved to place Ralph on the board for the 3-year term to fill the open position, Arnie Heller seconded and the motion passed unanimously. Ray Lowe nominated Julie to complete the remaining 2-year term; Ada Marion seconded. The motion passed unanimously as well.

FINANCIAL UPDATE

George started a discussion about the balances in the Maintenance Fund and the Insurance Fund. He stated when he asked the insurance company why the increase last year was so large, the explanation given to him was the increased fire danger and the age of the building. Further discussion ensued regarding the insurance coverage and what could be done. George mentioned that going outside of the umbrella policy the building is currently under is not less expensive. He stated that insurance quotes have been obtained in the past for individual coverage and they proved to be more expensive. It was also mentioned that Mary Martin bids out the insurance on an annual basis to get the best coverage and rates for the buildings.

George continued with the financials and stated the building is on track with having enough funds to cover the upcoming year's insurance premium, and then asked for comments or questions regarding the financials. A question was asked regarding the charge for boiler checks. Gale explained that it is checked twice a week, and billed out four times a year. The last incident happened around Thanksgiving. Ralph mentioned he's had no need for a space heater since the boiler replacement. George said the unit is an excellent one and thanked David Draper for his help in the selection process. George had asked David for his help on the flameouts.

MAINTENANCE REPORT

Gale went over the spring complex report. The boiler had been replaced, and there is a need for touchup painting. Julie asked if the touchups were included in the maintenance. Gale responded that they were not, but getting quotes for them are. There will be a painting list compiled and given to Gale to get quotes on.

There was a question about the 2 boats and unlicensed bus parked across from the building. That area is HCH common property and anyone who is an owner can put anything on HCH common property, at least according to Pat Pine. Arnie asked if it was in writing somewhere. George suggested filing a formal complaint with Art Ferrari, who is President of the Recreation Board regarding the boats. It was suggested to call a tow truck for the VW bus and Gale interjected stating that a notice must be placed on the vehicle first before a tow truck can be called. The junk storage trailer was also brought up.

OLD BUSINESS

George started a brief discussion on the purpose to amend the bylaws. He then stated that he would speak to one of the owners who did not return a proxy or show up to give the additional percentage to approve the amendment of the bylaws.

A motion was made to amend the bylaws as written, seconded and passed. (This motion is pending the additional proxy needed to pass it.)

There is a unit without a storm door. Gale said he would contact the owner about getting it replaced. It is the responsibility of the owner to replace it, not the associations'.

Ralph inquired about what could be done with the deck carpet this year. Gale suggested either cleaning it or replacing it. Julie suggested cleaning it for now. A question was asked as to whether there was any leftover from the original installation that could be used to replace the damaged areas. Gale stated there wasn't any, but that he would see what he could do to cover some of those areas.

Discussion of repaving the sidewalks began. George suggested getting new quotes because the ones they were supposed to get fell through the cracks with the sale of the unit by the owner who had offered to obtain them. Julie stated that she had received a paving estimate for pathways only and to the door of the laundry, which would cost approximately \$5,700.00. Gale got a quote for \$2,160 - it would cover 180 feet at \$3.00 a square foot. The pavement already there would be somewhat difficult to remove, but Gale told the contractor it must be removed. Gale mentioned the pavement in front of the shop has been there for 15 years and they've had no problem with it, but he's had no experience with recycled asphalt. Julie then asked for opinions on the paving project. Several owners supported the paving project strongly. Mrs. Heller stated that the North side of the building has those boulders that keep rolling down the hill and that they are not staying put.

Ralph brought up an instance he had of having to drag his wheeled suitcase across the gravel. He felt that it would facilitate the removal of snow if paved. Arnie asked Gale if it would be cleaned easier with the hard surface and Gale stated it is shoveled regardless.

Chuck Emmons brought up the possibility of special assessments to fund some of the projects. George stressed the need to keep monies in the reserve funds. Polly Cronin asked what the projects were that were on the table, so that a decision could be made on what should be done this year. Julie asked about the sign light for the building. There are several electrical outlets - 2 in front of the building and 2 on the south side of the building,

2 on the sign post and it was thought there was need for a couple more. Everyone agreed on the need to install at least 2 more. There is a green extension cord right now being used and Gale will check to see if it belongs to the building or if it belongs to CMC. If it belongs to the building, Gale will remove it and place it in the laundry area.

Julie stated she would talk to the owner with the junk storage. She asked for any other suggestions for projects. Discussion ensued regarding possible future projects such as not cleaning the deck carpet next year, but to replace it instead.

The projects on the table this year are as follows: \$2,000.00 for touchup paint work, \$300.00 to clean the deck carpets, and \$2,160.00 to pave the sidewalks. In addition to these projects, the building sign needs replacing, and 4 more outlets will be installed, with costs yet to be determined. Polly moved to get these projects done by next year's meeting. It was seconded and passed unanimously.

Ralph started a discussion regarding the need to replace the windows. Polly suggested they start to plan for the future replacement. Should there be a window assessment fund, or special assess each unit? It was decided to leave the topic until next year's meeting.

Mrs. Heller asked to see the property management contract, as she would like to know if cutting trees is part of it and Gale replied that it is. Ray Lowe asked if he could have a copy of the contract too. Noreen stated they would be mailed to the owners who requested them with their billings.

Someone asked if the trim around the laundry door would be completed. This brought up discussion regarding the washer and dryer. Discussion was stopped short because only certain owners use it.

SCHEDULE OF ANNUAL MEETING

Next year's meeting will be scheduled in conjunction with the HCH Recreation Association Annual Meeting.

Being no further business, George Marion adjourned the meeting at 11:15 am.

ELECTION OF OFFICERS

After the meeting, the board members selected the following officers: Julie Daehn, President, Ralph Ballard, Vice President and Arnie Heller, Secretary.

Minutes recorded by Noreen Frye of CMC and reviewed by Julie Daehn prior to being sent to the owners. Minutes are not formally approved until voted on at the next annual meeting.