

**#NU HOMEOWNERS ASSOCIATION
ANNUAL MEETING
June 27, 2009**

Owners in Attendance:

Tom Weng (1409), Arnie & Sandra Heller (1401), Gary Roberts (1405 & 1404), Mike Mally (1407), Sue Emmons (1413), Louise Page (1419), Julie Daehn (1422), Sharon Boyd (1411).

OWNERS PRESENT BY PROXY:

Ralph Ballard (1417), Robert Wilkins (1406) . George Marion (1403). Suzanne Pass (1424).

OTHERS PRESENT:

Mark Johnson, Business Mgr, Beaver Management Group

CALL TO ORDER:

President, Julie Daehn, called the meeting to order at 11:00 a.m.

ROLL CALL:

Roll call was taken and with the owners present and by proxy a quorum was met.

APPROVAL OF ANNUAL MINUTES:

A motion was made to accept the 2008 Annual Meeting Minutes as written. It was seconded and passed.

ELECTION OF BOARD OF DIRECTORS:

Ralph Ballard has decided to resign from his position on the board. A nomination was made and seconded to elect Louise Page to the Board. Louise was appointed to a 3-year term on the Board of Directors.

Julie Daehn's position on the board is up for re-election. A nomination was made and seconded to re-elect Julie to the board. Julie was appointed to a 3-year term on the board of directors.

FINANCIAL REPORT:

- All assessments were paid for 2008.
- The budget and reserves plan for 2009-10 was unchanged from 2008-09.
- Monthly owner HOA dues will not be changed.
- There was a budget surplus that was voted on and approved to be retained into reserves.

MAINTENANCE REPORT:

Topics

- Wireless internet is now available in the building. There are two access points. HCH14 and HCH14-2. The password for both is BUILDING14.
- Some owners have noticed heat increase in their units. Mark Johnson advised that system checks are included in the building quarterly inspection. Unit 1413 Emmons had noticed noisy central heat.
- Spare storm door hydraulic latches are available in the laundry room. Wind damage to the latches occurs when storm doors are not closed properly. Sliding the screen down by one quarter helps prevent the northerly wind damaging the doors and latches.
- Julie to check on replacement of screen unit 1413 Emmons door.
- Julie to check on replacement screens for several units with missing or damaged screens.
- Deck cleaning service from BMG needs to be checked on. (Note: Louise has donated a

vacuum cleaner for use for deck cleaning in laundry room. Tried it out on level 3.) BMG showed logs of work.

- Three trees close to the building on the riverside were flagged as being too close or damaged and need to be removed as well as a tree with significant pine bark beetle damage on the south corner of the building that has been flagged for removal. It was voted on and passed to remove the trees. Julie to request removal of four trees from BMG at their reasonable rate. Owners present looked at trees. Two are lodge pole pine with signs of beetle infestation and one is an Engelmann Spruce which is less than 15ft from the building. Trees painted with red paint for removal.
- Seam breakage has been noticed on the carpet installation. Julie to check with manufacturer regarding seams being part of manufacturing fault. Julie to check on full gluedown re-installation to prevent bubbling.
- Dryer in owner laundry room in need of replacement. Julie to purchase new dryer. Mike Mally also offered to replace laundry room floor.
- Rewiring of building sign. Julie to organise.
- Chimneys need to be swept. Julie to organise.

NEW BUSINESS:

Topics

- The porch roofs will be repaired in 2009 and the front door replacement will take place in 2010. Tom Weng will advise with info from door manufacturers.
- Bike racks for the building. Julie and Louise to get quotes.

SCHEDULING OF ANNUAL MEETING:

Sunday after HCH Assoc. meeting.

ADJOURNMENT:

Being no further business, the meeting was adjourned.

The Board has determined the following positions for the Board members: Julie Daehn, President, Gary Roberts, Vice President and Louise Page, Secretary.

Minutes are not formally approved until voted on at the next annual meeting.