



## **Minutes**

### **2010 Meeting of the Members**

October 30, 2010 – Best Western/CdA Inn

10:30 a.m.

Meeting was called to order by Linda Davis, representative of Copper Basin, who introduced Sherry Lenarz, the Association Manager for The Condos at Mill River.

Carmen LaRosa asked Linda Davis if he could have the floor for a moment. Carmen thanked Copper Basin for hiring a new professional management company to handle their association as there has been a big improvement over the previous years. *(Thank you for the opportunity to serve your community.)*

Each owner present at the meeting introduced themselves and told where they live.

Linda gave a brief update on the development indicating that twelve (12) buildings, housing a total of 84 units have been completed to date. She did not have the status on when the last five (5) buildings would be completed. With today's economic climate, Copper Basin is unsure if they will continue to build at the same rate or slow down until there is an improvement in the real estate market.

#### **Financial Reports (Year-to-date) (Jan-Oct 2010)**

Sherry Lenarz with Association Services, Inc. (ASI) provided the financial reports on behalf of Copper Basin.

The **Income and Expense Report** presented was compiled on an accrual basis. The Association had invoiced (Y-T-D) a total of \$138,542 in income. This total included the operating and reserve income as well as fees for non-payment of assessments, finance charges and interest fees on the money market account. The total expenses paid were \$108,013.08 which included the monthly fees to the Mill River Master Association, insurance, postage, printing, HOA Management fees, lawn and grounds maintenance, buildings, utilities, etc. Based on the income and expenses, the Y-T-D Net Income was \$29,164.02.

#### **Balance Sheet**

ASI provided the Balance Sheet outlining that the Association had a total of \$37,120.34 in the operating checking account and \$20,769.73 in the reserve account. Y-T-D, a total of \$14,175 has been transferred from the operating account to the reserve account with another \$4,357 to be transferred by December 31, 2010, giving a total of \$18,532.80 which was budgeted for the 2010 reserves funds. Total current assets for the Association are \$56,271.27

## **A/R Aging Summary**

The Accounts Receivables Report was also reviewed w/o listing any of the owner names. ASI pointed out that there are a number of owners who have pre-paid their monthly fees in advance and the real number of uncollected assessment fees is \$11,046.20 which included two (2) unit owners who were grossly in arrears. Liens have been filed and the next step would be to turn them over to legal counsel.

## **2011 Budget (attached)**

ASI presented the 2011 Budget. The income for 2011 is based on eighty four units. The completed unsold units currently owned by Copper Basin are being assessed monthly. Total budgeted income is \$196,560 at \$195.00 per unit/month. Of the \$195.00 fees, \$171.60 goes towards the operating expenses and \$23.40 goes into the reserve funds for future maintenance and capital improvements to the property.

In reviewing the budgeted expenses, a few owners asked questions pertaining to the annual Master Association fees of \$28,185.30. Why such a high fee and what does this actually pay for? Linda Davis explained that the total fee is based on the number of units in the recorded plat map of The Condos at Mill River which is 117 units @ \$20.07 per unit/monthly equates to \$28,185.30 annually. The next question was, why is the Association being assessed on 117 units when only 84 have been completed? Linda indicated that this was the agreement made when Copper Basin originally purchased the platted undeveloped lots from Tom Johnson, Developer (Neighborhood, Inc.) now deceased. Linda indicated that she would talk with the developer(s) of Mill River asking if they would consider assessing on the completed units vs. number of platted units.

**Snow removal** - It was discussed and proposed that should the Association go into another extreme accumulation of snow fall and exceed the 2011 snow budget of \$12,000, the Association would entertain the possibility of doing a special snow assessment at the end of the season. This would eliminate the chances of depleting the operating account, leaving fewer funds to maintain the common areas in the spring and summer months.

**Window Washing** - The 2011 budget line item is \$9,600 which allows for two (2) cleanings per year, once in the spring and another in the mid-late summer. A few of the owners who were in attendance expressed that when they purchased their units, they were told that the exterior windows would be cleaned four (4) times a year. ASI will direct these comments to the Board and explore other possibilities to provide additional window cleaning.

**Building Trim** - It has been schedule in the spring to have the trim around the exterior doors and windows repainted where the paint has peeled off. Copper Basin is working with the vendor and the paint/primer manufacturing to have the work done under warranty as the paint should have lasted more than three (3) years. There is a budgeted line item of \$8,000 for repainting the wood trims should this not be covered under warranty.

## **Maintenance – Common Areas**

The consensus from those present was satisfaction with the lawn and maintenance of the common areas. A few owners brought up the lack of plants in certain areas as well as plants

that need to be replaced. ASI mentioned that in October, Beau's Landscape replaced about fifty plants throughout the common areas and even though they were planted late in the season, Beau's did guarantee them for one year.

Questions were asked from unit owners in regards to 4505 Greenchain #6. A section of the common areas has been fenced off for the sole use of the unit owner which was not being maintained. The owners felt that this is a section of common area and ***should not*** be fenced and ***should*** be maintained by the Association.

Other Common Area issues that were brought up at the meeting:

- 4450 – left side of garage (severe paint peeling)
- Questions about when the city plans to pull-up the railroad tracks in the Mill River development (ASI to send an e-mail over to Doug Eastwood, Parks Director for some insight into this issue.)
- Question(s) that came up pertaining to the Master Association that Linda will address with their Board of Directors.
  - Why are we paying on 117 units when only 84 have been built out?
  - The pathway on the west side of the condos that belongs to the Master HOA is not being maintained.
  - Garbage containers continue to over-flow in the beach park (mostly summer months).
  - Gate code to the beach park needs to be changed every six (6) months.
  - Members from the Condos expressed an interest on attending the next annual meeting for the Mill River Master Association.
- Residents not picking up after their dog or letting their dog run through the common areas off leash.
- Vehicles parking in non parking areas (such as behind garages).
- Residents need to be reminded that when throwing their garbage into the dumpster to close and latch the gate when leaving. This will keep the gate from blowing open and banging against the fence.

**Meeting adjourned at 1:40 p.m.** Linda Davis and Sherry Lenarz thanked the owners for attendance and participation in the 2010 Meeting of the Members.