



2016 Annual Meeting Minutes November 15, 2016

Sign in and Registration began at 6:45 p.m.

Call To Order at 7:08 p.m. by Carol Rathe

The proof of Notice and Quorum (20%) were established.

19 homeowners were present, and 31 proxies received.

Review and Approval of 2015 Minutes took place.

Homeowner HOA Education was presented.

Nate Postlethwait discussed property values, sales of properties, and how to best prepare a unit for sale. Teresa Davis spoke of the benefits of upgrading, especially kitchens and bathrooms.

Director of Operations & Services Report was presented.

The 2016 accomplishments were listed as:

Loggia Remodel to maintain and enhance property values

Drainage in front was enhanced to eliminate leakage in garage.

A new water delivery system was installed resulting in more efficient delivery and a large savings in electricity consumption. The association is also expecting to receive an Xcel Energy rebate of \$5,000-6,000.

2017 goals are to remodel the elevator cabs, conduct a new reserve study, and explore potentially improving lighting during extended power outages.

Financial Report, Budget, Reserve Study

The Financial Report was presented and the 2017 Budget was reviewed and ratified unanimously.

Election of Directors:

Carol Rathe and Tina Crew were elected to continue serving as directors.

Homeowner Forum:

It was suggested that the association look into water quality testing.

The following items were discussed:

Short-term rentals; council is developing an amendment to the declarations to avoid short-term rentals such as Air BNB.

A limit on the number of rental units; the board would appreciate homeowner input on this topic.

The need for education of tenants and landlords on the responsibilities of their roles and that of the director.

Defibrillators; a reminder of where they are located and how to use them would be helpful.

Gregg was thanked for his hard work and many years of service.

Adjournment was at 8:19 p.m.