

**Lion's Gate Pines Lodge Condominium Association
Annual Homeowners' Meeting
Saturday, August 18, 2012 – 10:00 a.m.
Littleton United Methodist Church**

Board Members Present: Kay Eiseman (President), Jim Harris (Vice President), Bill Robbins (Treasurer), Thomas David

CMC Representatives Present: Brian Lence (President), Dawn Browne (Financial Controller), Erik Stump (Property Manager), Chip Sisson (Assistant Property Manager)

Call to Order: Kay called the meeting to order at 10:15 am. Littleton Western Days delay.

Introductions: Kay welcomed all attendees and introduced the Board. Owner introductions followed. Kay thanked the owners for attending.

Board Report: Kay provided Board report to members

Approval of Meeting Minutes: The minutes from the August 2011 meeting were reviewed. Jim Vanderkamp, unit 123, week 20 made a motion to approve the minutes. The motion was seconded by Marion, unit 107 week 42. All were in favor and the minutes were approved as written.

President's Report: Kay provided an update of projects completed, proposed future projects and general association business.

- Upgrading to flat panel televisions is planned for Fall 2012. Wiring upgrades may be necessary.
- Hot tub and sauna area replaced flooring, new pump and humidifier.
- Other major projects: New bed covers, cabinet fronts, free WiFi with password protection. Check in at Front Desk and in Unit will provide access info.
- Job clearing snow and ice during year was super.

Pool Project: Kay discussed the pool project. She thanked the owners for their patience during this large undertaking. Janice commented the end result is fantastic.

- Perennial beds and hanging baskets were moved to the front of the property during the project.
- The project would bring the pool area up to current code for safety standards; ADA ramp, new gate with self-closing latches, etc.
- Stamped concrete, piping, railing upgraded to be closer and taller around pool, new white trip, lights.
- Concrete under deck rather than dirt.
- Between pool and pool cover room for chairs.
- Pool cover easier than former cover so owners may cover when desired when not in use. Should last 5 years.
- Pool open year around.
- Deck is heated.
- Excavation and proper grade of materials costing \$240,000 all done properly. Function property and has 20 year life.
- Boiler room is beautiful.

Budget: Kay reviewed budget.

- Private sales were 9 units sold & 15 traded.
- New flat panel TVs are budgeted.
- Counter top bids.
- Water leak – unit showers being replaced as needed or leaking.
- Uneven concrete needs to be replaced.
- Light sensors for lights to turn on/off for safety and energy efficiency.
- Year 2015 is magic year for II renewal. Will consider RCI verse II.

Winter Park Update: Brian Lence provided an update on the Winter Park area.

- Snow levels were weak for the season ending April 2012. Caused holding off on rentals. Advanced bookings are down. Lack of snow fall had adverse impact on area. Fire danger remains high at beginning of summer. Extreme fire danger at beginning of summer. Golf and biking started early in March/April. Monsoon in July helped reduce fire danger to high from extreme.
- The ski area was using a very aggressive rate strategy. Intrawest committed to capital improvements that have been completed. No additional capital improvements scheduled.
- Summer events have migrated to Hideaway Park in downtown from Resort. Lost national bookings initially but are rebuilding reputation and rebuilding reservations and impact on lodging .
- High note is the new addition to valley: Foundry opened with 8 lane bowling, two cinemas which are nicely banked for good views of screen. Encourage bring food and beverages. Tables and cup holders. Plush seating. Very nice. Bowling has happy hour prices, state of the art. Closed doors of Silver Screen started 33 years ago. Granby cinema closed.
- Fraser no significant changes. HOAs & local government support bus service of Red & Purple bus routes. Intrawest canceled the Red and Purple lines to Fraser. Brian was working with the county, town, affected Homeowner Associations to get the service reinstated for the coming season.
- The Grand County pine beetle epidemic had all but moved out of the county.
- CMC was very pleased to continue their relationship with Lion's Gate.

Housekeeping Update: Cheri Corbin absent. Kay provided a handout with the following updates:

- **Linens** – For the upcoming year we will need to purchase kitchen sets and wash cloths. This is an annual year expense. We will evaluate other linen needs when the season slows and we have an accurate count. I am anticipating we will need to purchase bath and hand towels.
- **Spring/Fall** – Bob Bolen, our carpet cleaning professional, cleaned all carpets in the spring. Furniture is cleaned on an as needed basis.
Carpet cleaning will schedule the same in the fall. On Fridays, we do a quick walk through for carpet stains. If possible, we do an in house carpet spot clean. If any carpet required professional cleaning, we do charge the departing guest.
- **Inventory** – We do a full inventory in the spring and fall, bringing inventory back to the expected levels. In the spring we purchased items to bring the inventory closet back to the level needed.
- **Improvements:** Comforters, bed skirts, pillow shams and shower curtains.
- As always, if you have any questions or concerns regarding housekeeping services, please do not hesitate to contact Cheri Corbin at 970.726.6221.
- Additional Housekeeping notes:
 - Housekeeping staff commended for helped hurt guest unload & load and get into unit.
 - Carpet cleaning completed in spring. One unit carpet could not be cleaned & was replaced.
 - Kay receives positive feedback from owners about quality of housekeeping.
 - Read owner feedback: maintenance of place favorable, well stocked, etc.

Maintenance Update: Erik Stump provided an update on property maintenance.

- Chip is a resident in the building and on-sight eyes for owners.
- Chip caught boys inappropriately degrading the property. Board will re-institute surveillance cameras to protect the common areas.
- Flowers & Chip's garden skills improve appearance of the property.
- Grills - one natural gas and one propane for owners to use.
- Pool cover is a manual crank, not electric.
- Pool table cues replaced every couple weeks. Ping Pong paddles replaced frequently.
- Common area carpets going to be cleaned.

Full Building Update Report document included with minutes.

Financial Update: Dawn Brown provided a brief financial presentation.

- Attendees reviewed the Balance Sheet as of 6/30/12 and the Income Statement for the six months ending 6/30/12. Discussed variances between actual and budget.
- Update on delinquent accounts and discussed the collection procedures per the management contract.
- Financial statements are available online at www.associationonline.com monthly. The login username and password are **LG62**. Please contact the CMC accounting department if you experience issues logging on to the site.
- The Board reviews the financials and supporting documentation monthly.
- Brian provided overview of Reserve. Contractor APC provided reserve study to Brian before the meeting presenting recommendations to the HOA about future capital replacement projects. Goal is that major capital replacement projects are paid for without special assessment. Long term replacement plan will look at each item and estimate year and cost. Assessment of life in years, cost and inflation and likely costs. Each replacement is scheduled yearly to make sure each item is budgeted. Discussed what material projects are listed and those that might not be on study.
- Kay talked about schedule for replacements. Consideration is energy efficiency. TVs used as example of timing.

Quorum: Kay announced that a quorum of ownership was present in person and by proxy.

Election: A motion was made to retain the same Board for another year. The motion was seconded, all were in favor and the motion passed. Two board members have retired parttime. But does not mean have more time but appreciate vote of confidence.

Annual Homeowners Meeting: First, expressed appreciation for Janice getting room at the Church. Proposed to move meeting a week later to August 24th at 10:00AM by Jim, Janice seconded. All in attendance were in favor. Discussed moving meeting as may discourage people from attending or if not aware the Parade may cause owners to change plans. **Verified: 2013 schedule indicates Western Welcome Week has listed August 17th and a breakfast at the Annual HOA Meeting site that runs until 10am (yes at the church). The Lion's Gate Annual Homeowner Meeting will be held Saturday August 24th at 10:00 AM.**

Adjourn: A motion was made to adjourn the meeting at 12:08 pm. The motion was seconded, all were in favor and the meeting adjourned.