

## Aspen Village Condominium Association Annual Meeting

March 25, 2017

Mr. Hershberger requested that those not signed in to do so. This will allow the Secretary to get a count and voting percentage. Section 2.5 of the Bylaws – Quorum = 25% of voting power including proxies. Those present represented 66.7% of the ownership by proxy (31 individuals and 22 units).

Mr. Hershberger demonstrated proof of notice of the meeting by showing the group a copy of the February Monthly Newsletter dated January 23, 2017, which provides notice of AVCOA Annual Meeting. This letter meets the 30 day notice requirement of Declaration Section.

Following a motion duly made by Lowell Hursh and seconded by Mike Walsh, unanimous approval was given to dispense with the reading of the 2016 annual meeting minutes and approve them as posted on the AVCOA website.

Pete Franz presented the 2016 AVCOA Financial Report. He distributed a brief narrative which is attached as a supplement to these minutes.

Mr. Hershberger presented the Audited Financial Statement as required by Declaration Section 14.10 and made copies available to those present.

Mr. Hershberger also made available copies of the 2017 budget that was published in the January 2017 newsletter.

Mr. Hershberger presented the annual Report of the President.

He introduced Bob Thackeray (Property Manager), Doug Moore (Grounds Supervisor, and Debbie Isley (Club Manager). Dave Holland, the Board Liaison with THE CLUB, is away with his wife, Carol, celebrating their 40<sup>th</sup> wedding anniversary. Ms. Isley reported that THE CLUB operations have been good and consistent. She was asked how many external members are currently using the facility. She noted that the peak season is from October to May with a drop off during the summer months. She indicated there were between 250 and 300 external members. This includes all levels from 12 month memberships to month to month memberships. She indicated that many folks utilize the 10 visit punch cards.

Mr. Hershberger went on to review the highlights from 2016 (The following text is taken from Mr. Hershberger's report).

- a) PROJECTS COMPLETED, 2016
  - 1) Painted the exterior of Buildings B, J, and P, units 149-158, 41-52 and 81-86 respectively. This was the seventeenth year of our program of painting on a nominal seven-year cycle

- 2) Replaced the fence to the west of Building W-1, and separating us from AmeriGas and the old railroad right-of-way. Half the cost of this replacement has been paid for by AmeriGas and the owners of the convenience store, who are the current owners of that right-of-way.
- 3) Replaced the roofs on Buildings T and U, units 116-118 and 119-124. This was the major work of 2016.
- 4) Inspected the roofs throughout the Village, both detail for small things and overall condition of older roofs. Based on the inspection, we plan to replace the roofs of Buildings G and H, units 25-32 and 33-40, during 2017. The inspection also found that the roofing materials provided for the original construction of Building J, units 41-52, and THE CLUB were defective. We were able, with the help of our 2016 roofing contractor, Signature Roofing, to prove the condition of premature failure of the roofing materials supplied by the two roofing manufacturers, CertainTeed and Owens Corning, respectively. Based upon these negotiations, the roofing manufacturers will provide new roofing materials and some additional support for re-roofing these buildings. The conditions of supply and support are different, due to the difference in the warranties that we were able to assert, but represent a very significant cost saving, in the long term, to AVCOA.
- 5) Concrete work during 2016 included replacement of four short sections of concrete walkway plus replacement of the west entry concrete slab to Building H.
- 6) At THE CLUB we replaced the entry area carpet and substituted tile in order to be better able to maintain the area and to keep it clean. We also rebuilt the men's shower area to be better able to keep the spray controlled, particularly when used by tall men.
  - b) CLUB OPERATIONS. Dave Holland serves as the AVCOA Board's liaison member to THE CLUB. Debbie Isley is the manager at THE CLUB. During 2016 use of THE CLUB, both by unit owners and outside members, increased and the financial results were good.

THE CLUB webpage has been re-worked and improved. You will find it at <http://theclubmccall.com>. We recommend that you take a look and use this webpage for obtaining information on programs at THE CLUB as well as of AVCOA, by clicking the AVCOA tab in the heading

- c) CABLE TV: Cable ONE completed their upgrade into the McCall area. In Aspen Village, installation of the one cable box per unit, as allocated by Cable ONE, was completed. The program for adding additional boxes and services, for those unit owners who want them, was implemented. The Association's contract with Cable ONE was renegotiated and extended to 15 April 2019.
- d) INSURANCE: Due to high losses during 2013, our insurance carrier, The Cincinnati Insurance Company, found it necessary to increase the deductible on our Property Insurance program from \$1,000 to \$2,500 beginning 1 July 2014. This increase in deductible continues and remains in place through 1 July 2017. It is expected to continue on thereafter on an indefinite basis. Therefore, it is important for owners to be aware that if an insurable event should take place, caused by the action or lack of action of on the part of a

unit owner, they will be charged the increased deductible. We have had a good loss history this year. However, the losses of 2013-2015 still weigh on our premiums.

- e) **COLLECTION OF DELINQUENT DUES:** This problem area has gradually worked its way out. Using the programs put in place with the help of our legal counsel, we have been able to collect nearly all of the outstanding dues balances upon transfer of ownership of foreclosed/short sale/distressed units. Only one unit is now in arrears. The owner of this unit continues to make payments sufficient to catch up over time. We are hopefully that the economy as a whole is on the mend and this problem will correct itself to where it was for many years. That is a non-problem.
- f) **CLEANING OF CHIMNEYS FROM WOOD-BURNING HEATING SYSTEMS.** As we have noted the last several year, our insurance has changed to make the Association responsible for insuring **all real property** within the condominiums. That is property owned both in common by the owners of the Association, and individually by the unit owner. Therefore, rather than encouraging owners to meet their responsibility for maintenance of their own wood burning heating systems, as was done for some years in the past, the AVCOA Board determined in 2008 that to meet the Association's responsibility for prudent (non-negligent) action under the new insurance program, it was necessary to require that **all** wood-burning heating systems be inspected and cleaned every year. With significant effort on the part of many persons, this program was successful again in 2016. We achieved 100% coverage, given consideration that some units do not have wood-burning heating systems and some do not use their systems. Therefore, they are not active heating systems. As the insurance program now in place is a requirement of the CCRR's, and is as recommended and approved by our legal counsel, this program of required chimney cleaning will continue. And, specifically, the maintenance cost is chargeable to the unit owner. Charged amounts will be consistent with the costs incurred. That is, units with NO wood-burning heating will pay nothing. Those units with open chimney fire places, pellet stove chimneys, and more complex wood-burning stoves will be charged in proportion to the work required as contracted. Note: this requirement is for chimney cleaning ONLY. Inspection, repair, and cleaning of wood stoves, pellet stoves, glass fireplace doors, etc. within the unit are not covered. Such maintenance remains for the unit owner to provide for as needed.
- g) **DRYER VENT CLEANING.** The by-subscription dryer vent cleaning program was again run during 2016, concurrent with the chimney cleaning program. Owners of about forty units opted to have their dryer vents cleaned. This program went smoothly
- h) **FLOWER PLANTING DAY.** This activity was held on Saturday, 18 June 2016. Much good work was accomplished while having a good time. Liz Neighbor spearheaded the flower selection process and the program went well. Patty and Lowell Hursh lead the lunch and potluck supper programs and did a great job.

- i) WINDOW WASHING PROGRAM. This subscription activity was organized and accomplished. The world is always brighter when the windows are clean and the Village looks better.
- j) GARAGE SALE: The second annual, village wide, garage sale was held on Saturday, 3 September 2016. The sale was well coordinated and enjoyed by a number of Aspen Village unit owners.

Mr. Hershberger reviewed highlights of the plan for 2017 (The following text is taken from Mr. Hershberger's report).

a) MAINTENANCE PROJECTS PLANNED FOR 2017

1. EXTERIOR PAINTING: Continue with the summer painting program. This will be the 18<sup>th</sup> year of this program and the third time around for Buildings K, units 53-60, V-1, units 124-130, W, units 137-142, and Y, units 110-115.
2. PAVED ROADS, PARKING AREAS AND DRAINAGE:
3. Following the end of the snow year, we will inspect the entire road and parking area of the village and observe how the drainage and paving upgrades of the last few years have stood up to the winter of 2016-2017. Based upon this review, we will develop a plan for the future. However, preliminary review indicates that we have had significant slumping in some areas and many wide crack openings. Therefore, a significant program of slump correction and crack sealing is anticipated. Crack sealing is considered particularly important in order to keep water from penetrating into the base structure of our roads and parking areas.
4. ROOFING: The roof inspection of 2016 indicated that AVCOA will need to re-roof Buildings G and H, units 25-32 and 33-40, during the summer of 2017. This, in conjunction with the major warranty repair of Building J, units 41-52, and THE CLUB, will be our major project for this year. During the re-roofing period, we will again have all roofs inspected, make the necessary miscellaneous repairs, and develop a plan for 2018.
5. RECREATIONAL FACILITIES: With the upgrades and repair of our outside pools over the last couple years, we are hopeful that they are set for some time. Development of cracks continue in our tennis courts. We plan to continue to fill these on a maintenance basis over the next few years
6. CONCRETE REPAIR: After the snow is gone and the period of high groundwater is passed, we will review the condition of the common area concrete sidewalks, especially concerning trip hazards, and develop a small program as funds allow.
7. FENCING: The fence to the south of the Village will need continuing maintenance, and will need replacement/upgrading in the next few years.

b) PROGRAMS:

- 1) Subscription program for window cleaning. The pricing for this service has been stable for the last seven years. However, our previous window cleaning firm, Heartland Window Cleaning, has declined to continue on the same program. Therefore, we are working with them to come up with a new plan, if possible. At the same time, we have contacted the other window washers in the area, McCall and Clearwater, and have asked them for proposals. We are hopeful that a program can be arranged. However, such an arrangement is far from certain.

- 2) Flower Planting Day – continue, discuss later
- 3) Inspection and cleaning of wood-burning heating systems. This program will continue as last year, at the end of spring time, to better accommodate the McCall weather patterns and the availability of firms that specialize in this work.
- 4) Dryer vent cleaning: This program follows with the chimney cleaning program.
- 5) Garage Sale: Based upon the success of the 2015 and 2016, Village –wide, garage sale, the AVCOA Board has authorized a similar coordinated sale for 2017. The plan will be to schedule the sale for the Saturday before Labor Day, 2 September 2017
- 6) Parking: The only available areas for trailer parking on AVCOA common area are in the open lot to the east of the Convenience Store; and along the west side of the parking area at Building B (just off Davis Avenue). Note: the parking areas at the Convenience Store, in front to Davis Avenue, alongside the Laundromat, and the paved area immediately to the east of the store are limited common area under the control of the store management.
- 7) 15 mile per hour speed limit signs have been posted on all AVCOA common area roads. Please observe these speed limits and help us keep the vehicle speeds down. We have had a few “near misses” and want to do all that we can to avoid problems, particularly any associated with children at play and not being too careful.
- 8) Continue to monitor dues collection and work to avoid costs associated with delinquencies.
- 9) Continue to improve THE CLUB operation so that we can all enjoy use of this marvelous facility, while at the same time keeping it affordable.

#### 6. NOMINATION OF DIRECTORS:

Two director positions with three-year terms are to be filled.

The AVCOA Board’s nominees for these positions are as follows:

Position #1, (three-year term) – Dave Holland

Position #2, (three-year term) – Judy Siebecker

Both of the nominees has agreed to run for re-election.

Mr. Hershberger introduced Ms. Siebecker and advised the group that as noted before, Mr. Holland is not present.

Lowell Hursh moved, Mike Walsh seconded and unanimous approval was given to a motion to close the nominations and cast a unanimous ballot for the recommended slate of candidates.

Lowell Hursh moved that “Any excess of membership income over expenses for the year ending 31 December 2017 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.”

Rick Tidwell seconded the motion and it was passed unanimously.

## 7. OTHER BUSINESS:

Mr. Hershberger noted the success of the 2016 spring workday, which is when the AVCOA members plant flowers and do other light maintenance work. He noted that this is an opportunity to work together and get to know ones neighbors. The date for 2017 will be Saturday June 17. Later dates have complications and get too close to the 4<sup>th</sup> of July Holiday. Earlier dates raise concerns due to weather considerations.

Lowell and Patty Hursh have again offered to lead this effort. Additional volunteers to give them a hand are welcomed? If you are interested, please get with them after the meeting.

We have quite a lot of experience in this area. Also, we have a significant amount of paper products, etc. available stored in the AVCOA storage locker.

Liz and Dan Neighbor have indicated that they will be willing to provide help with flower selection and planning for the flower planting, but would like some assistance. If you would like to help in this process, I am sure that we would all be glad for your input and help. We generally work with the Warm Springs Greenhouse and Nursery in Garden Valley, and it would be good if the knowledge of flower types, quantities, etcetera, were more broadly known. Additionally, Doug and Bob will help with the delivery of the flowers and with the preparation and planting process. If you are interested, please get with Liz and Dan after the meeting.

Bob Thackeray, Property Manager, and Doug Moore, Buildings and Grounds Engineer and Maintenance Supervisor will be responsible for identifying additional work to be done on that day, provide any special equipment needed, and help with handling the flowers as they are delivered, etc.

Mr. Hershberger visited about the changes in the subscription window washing program. The firm we have been using for previous years is no longer interested in the business. Mr. Hershberger has been in contact with a couple of local firms who have not indicated an interest. He will be meeting with a third local firm in the very near future to see if he can work out a contract. If he is able to come to an agreement, the costs and subscription form will be in the April newsletter.

Mr. Hershberger announced we will be able to continue with the subscription dryer vent cleaning program. The announcement have been in the February and March newsletters.

AVCOA will conduct the annual Wood Burning Heating System cleaning. Announcements have been in the February and March Newsletters. We continue to seek information on systems that are NOT USED, or that have been totally dormant, even have stoves removed in some cases. These are NOT heating systems. Therefore, given the necessary information, these units will be skipped, just as those in Building B that have NO wood-burning equipment.

Other New Business:

Concern was noted about CableOne access following power outages. The system requires an account number. The account number is under AVCOA and it has been difficult for individual owners to deal with CableOne customer service representatives. Mr. Hershberger is going to provide the AVCOA account number in an upcoming newsletter. Hopefully this will address the issue.

Other Owner comments/inquiries:

Bob Howard explained the property valuation process in Valley County. If you feel you are too high, you can contest the value. There is a defined timeframe/process that is coming up. He went on to explain the methodology used by the County Assessor as very confusing and not based on entirely factual market knowledge. He feels it is punitive to condominium owners as it lumps them all into one group regardless of the number of units in a complex.

The owner of J-49 asked if there was any internal water damage in Building J. Mr. Hershberger response was that there was not.

Concern was noted about varmint intrusion into some of the village units. Mr. Hershberger responded that we are actively trying to eliminate any issues. If you become aware of any varmint intrusion or damage to let Doug Moore know.

It was noted that MATA is upgrading a number of units. There being no other business to bring before the meeting, upon motion duly made (Lowell Hursh) and seconded by Rebecca Havens unanimous approval was given to end the meeting. The meeting was adjourned at 12:08 p.m.

Respectfully submitted:  
Rob Lohrmeyer, Secretary