

## DD HOA Annual Meeting of the Members Minutes--DRAFT

January 24, 2024

Owner's Present:

*each unit has 2 votes except 10A & B*

Unit		present	Proxy	absent
1	2			2
2	2		2	
3	2			2
4	2	2		
5	2		2	
6	2		2	
7	2			2
8	2		2	
9	2		2	
10A	1			1
10B	1			1
11	2	2		
12	2	2		
13	2		2	
14	2		2	
15	2	2		
16	2		2	
17	2	2		
18	2		2	
19	2			2
20	2	2		
21	2	2		
22	2	2		
23	2			2
24	2	2		
25	2			2

Other's Present: Anita Cody & Trey McCavit – Property Management, Garrett Brafford – Accounting, David Firmin – Association's Legal Counsel

**Location:** Zoom, virtual meeting.

Meeting began as quorum was reached and meeting was called to order by Anita at 5:37 PM MST

### Agenda:

1. Roll Call

2. Determination of Quorum
3. Proof of Notice of Meeting
4. Review and Approval of January 31, 2023 DRAFT Annual meeting minutes
5. 2023 YE Financial Review (Balance Sheet and P&L attached)
6. List of projects for the Complex – 2024
7. Reserve Study Summary
8. 2024 Budget Review and Endorsement from Owners
  - \$70k special assessment for 2024 projects and reserve funding
9. New Business Items
  - 2024 Insurance Recap-attached
  - Courtyard Parking - Fire Lane Designation
  - Motions from Fred Bruno on STR fee and Parking
10. Election of Directors
11. Adjourn

**Meeting Minutes:**

**Proof of Notice of Meeting:**

- Fred Bruno motioned to approve proof of meeting notice. Fred Howden seconded. Proof of meeting notice was unanimously approved.

**Review of 2023 Annual Meeting Minutes:**

- John Adolf motioned to approve the January 31, 2023 annual meeting minutes. Fred Howden seconded. Meeting minutes were unanimously approved.

**Review of the 2023 YE Financials:**

- \$100k was moved to a CD to earn more interest.
- Transferred reserves funds from of US Bank to Alpine Bank.

**2024 Planned Projects:**

- Exterior painting
- Retaining Wall

**Reserves Study Review:**

- Detailed reserve study had been provided to owners.

- Wanting to balance monthly dues and assessments for the full assessment. The association will be utilizing a mix of both monthly dues and an assessment for 2024.

#### **2024 Budget Review:**

- Actual 2024 insurance costs will be more than the budgeted amount.
- Snow melt actual costs will be more than budgeted.
  - Trish Schilling asked about impact to budget if they run the snow melt in November as well.
- Garrett Brafford did not recommend updated budget for insurance, snow melt or other items.
- Fred Bruno motioned to approve the budget. John Adolf seconded the motion. The budget was unanimously approved.

#### **2024 Insurance Recap:**

- A detailed summary of the efforts undertaken to secure insurance was provided to the membership prior to the meeting. Leslie Barnes provided a short recap of those efforts.
- Kate Fedack Unit 22 gave prepared remarks expressing concerns about future insurance costs and potential of losing insurance coverage.

#### **Courtyard Parking:**

- A summary of the fire lane designation was provided to the membership prior to the meeting. Leslie Barnes provided a summarized recap of that designation.
- David Firmin noted that two statutes from 2022 impact the enforcement of improperly parked cars:
  - HB 22-1137 curtailed associations' ability to rapidly enforce its covenants for violations that don't involve life, health, safety.
  - HB 22-1314 overhauled the states towing practices. Associations can no longer contract with tow companies to actively monitor for parking violations. In order to tow, two -24 hour notices are required. There are provisions that allow for blocking a fire lane, which would allow the vehicle to be towed. However, there are lots of mandates on the tow companies (e.g., taking photos) that would make it impractical for cars temporarily parked for loading and unloading.

#### **Fire Lane Parking Motion:**

- Fred Bruno made a motion to have the Board strike the following from the Double Diamond rules, “Parking in the Courtyard - parking is restricted in the courtyard to 30 minutes.” John Balmain second the motion.
- Motion failed: 18 no votes, 14 yes votes, and 6 abstained votes, as follows:

1	
2	N
3	
4	N
5	Y
6	N
7	N
8	Y
9	N
10A	
10B	
11	Abstained
12	Y
13	N
14	Y
15	Abstained
16	N
17	N
18	N
19	
20	Abstained
21	Y
22	Y
23	
24	Y
25	

#### **Short Term Rental Fee Motion:**

- Fred Bruno moved to amend his motion by striking paragraph A from the motion.
- Fred Bruno tabled the rest of the motion to the next meeting of the board of directors.

#### **Election of Directors:**

- Trish Schilling withdrew her candidacy for a board position.
- Fred Bruno and John Balmain will remain on the board.

**Adjourn:**

- Fred Howden made a motion to adjourn. Fred Bruno seconded. The motion to adjourn was unanimously approved.

**Meeting concluded at 7:14 PM.**

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