

Silver Queen West Condominium Association

Annual Meeting

November 15, 2014

Greeting by Association President. Doug Foote, the Association President, called the meeting to order at 9:34 AM. There were 51 owners in attendance representing 39 units. One proxy was received. By the voting designation of unit size, 39.4% of the units were represented meeting the 10% quorum requirement. Doug thanked the owners for their patience during the two year restoration process that was nearing completion. A contractor's punch list is in progress. Some completion work will be done in 2015 and the final release of contractor payments for the work will not be until 2015. Each owner will be provided with a form for inspection around their units for a final punch list.

Approval of minutes. *The minutes from the November 9, 2013 annual meeting were unanimously approved as written.*

Building restoration. Board member and restoration committee chairman, David Necker updated the ownership of the restoration status. The ownership acknowledged the volunteer services of David to oversee the restoration project. David recognized the efforts of site manager Tom Brennan and his assistants in the daily monitoring of the work. Weather has stopped the work for this year and it will be restarted in the spring. Caulking for water proofing and storm door installation will continue during the next few months. The contractor punch list is expected by the end of the year and owner input will be solicited early in 2015. David believes the work has added 35-40 years of life to Silver Queen West with expected reduced maintenance cost, lower utility bills, and quieter units.

The project is just under the maximum budget of \$2.4 million that included some wish list items including new west entry doors, storm doors, "dog house" enclosure with Recla (metal), and enclosing the garage with the Recla finish.

The first floor decks and the upper floor balconies surface will require reasonable care to maintain the product. Only plastic (without a metal edge) snow shovels are allowed. Firewood storage must be on a commercial stack system or on protective wood on the surface. Firewood should not be against the siding. There are no attachments allowed to the new wall surfaces. The owner is responsible for any damage to the surface of the decks/balcony or the wall surface. Gas grills should be above the deck surface (no camping grills) and collect grease droppings. The Board is developing minimal regulations regarding deck/balcony rules. A surface carpet on the deck/balcony will be recommended. The carpets are "plastic" rugs that do not hold water. An example is a RV type rug under a product name Mad Mats.

Financial Report. Bob Polich from Mountain Systems presented the financial report. The 2015 assessments will remain the same as 2014. There is an internal change in the allocation of the assessment with more funding to operations. The 2014 operating expenses are expected to end the year \$15,000 greater than budgeted from a combination of significant backhoe maintenance and assistant labor costs related to the restoration project. Approximately a third of the owners prepay the dues annually and another third utilize monthly direct payment (ACH). The original restoration budget in 2011 was \$2 million with \$1.75 million from a 2014 special assessment. The additional final restoration costs of \$2.4 million are covered by borrowing repaid from current reserve assessments from 2014 through 2016. Major future reserve fund

projects include roofs, boilers and parking lots. The expected life of the roofs and boiler systems are anticipated to be greater than originally projected. The completion of the restoration funding and future reserve fund accumulation is expected to be within current assessment levels with nominal cost of living increases.

Property operations. Tom Brennan, Property Manager, provided a summary of operations for the year. The restoration process has been difficult for all parties and the completed work is receiving favorable comments from both owners and outsiders. Normal operations include weed control using non-toxic methods. Regular maintenance includes the plumbing and drain systems, ant control, and the boilers. Balance valves have been added to the heating system to minimize noise near the boiler rooms and improve heat disbursement. The backhoe required an axle replacement that should extend the life of the machine used for snow removal. The new building exterior has performed well during the first snow storms of the year. Maintenance work in 2015 includes minor garage painting and repair of the damaged landscaping from the construction work. Wildlife around SQW includes moose, bear, fox and raccoons. Tom maintains the dumpster to discourage wildlife and residents are reminded to not feed the fox or other animals. The ownership acknowledged the excellent work done by Tom, Karen and the other assistants for regular maintenance and the stressful restoration project. .

Other. The Board continues to monitor WiFi options with no clear favorable group options at this time. Issues include cost, security, and different needs of individual owners. There was no 2014 cleanup day due to the construction, but a June date will be set for 2015.

The completed restoration work will include new signage. The first phase is underway for the signage required for the Summit County construction signoff. The second phase next year will be individual unit identification and the third phase a new entrance sign.

Board of Director Election. The services on the Board of Kevin Broadrick and Chuck Hakkarinen were acknowledged as both were not running for re-election to the Board. Chuck served 12 years on the Board attending meetings by travelling from his California home. Two owners expressed interest in serving on the Board and existing member Joanne Gipple indicated she would run for another term. Information regarding the candidates was included in the annual meeting owner information and summarized at the meeting. *Nominated and elected to the Board by acclamation were Stan Stansfield (Unit 7114), Joanne Gipple (Unit 7232), and Elaine Johnson (Unit 7117).*

The Annual meeting was adjourned at 10:41AM.