

**ONE BRECKENRIDGE PLACE HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING**

**September 10, 2005
Breckenridge, Colorado**

Owners present were John Koslosky (Board President), Kevin Briley (Board Vice President), and Ed and Miriam Freiter.

Representing ResortQuest was Tim Fulton. Erika Krainz was recording secretary.

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I. CALL TO ORDER

John Koslosky called the meeting to order at 10:12 a.m.

II. VERIFICATION OF NOTICE/DETERMINATION OF QUORUM

A copy of the notice was included in the meeting packet. It is anticipated proxies will be arriving in the mail and by fax. A quorum was not reached.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Kevin Briley made a motion to accept the minutes of the September 11, 2004 Annual Meeting as presented. Miriam Freiter seconded and the motion carried.

IV. REAL ESTATE UPDATE

Information was included in the packet on unit sales over the past four years. The highest sales price so far is \$650,000. According to the report, which is based on information in the MLS system, there are no units currently listed for sale and no units have sold in 2005. It was noted, however, that Dave Hale's unit recently sold, but was never officially listed and therefore does not appear in the report.

V. OPERATIONS REPORT

A. Completed Projects

1. Roof Repairs – Completed.
2. Deck Project – The railings were removed from the back decks, the flaking paint was sanded and then restained with penetrating stain. The railings were re-attached with brackets for improved support. The undersides of the decks and trim board were also stained.
3. Exterior Building Maintenance – Replaced damaged siding, trim and deck boards. Touch up painting was done.
4. Landscaping – Hired “Organically Grown” to apply fertilizer and weed control. John Koslosky commented that the lawn looked the best ever. Miriam Freiter said she would like a different kind of plant near her driveway because she snags her clothes on the thorns. John said some of the aspen trees were too close to the units. The landscaper will be asked to develop a solution, which will most likely entail transplanting or cutting

them down and replacing with smaller trees or shrubs. There was consensus that the Board should pursue the most cost effective option. John said need to move forward on this project.

5. Window Washing – Completed in early August.
6. Waste Disposal – Switched service to Timberline at a lower rate.
7. Comcast Cable – Rate increased 5.88% effective March 1, 2005.
8. Insurance – The policy renewed 11/1/04 and was switched to Willis Company, reducing the premium from \$15,511 to \$14,396.
9. Homeowner Mailing – Sent in October including a cover letter, minutes, and a copy of the Budget. This mailing will be sent again this year.

B. Pending Projects

1. Water Meters – The town has contracted with a company to replace all water meters. All meters for this Association are located in the garage crawl spaces, most of which are locked, so it will be a bit more complicated.
2. Exterior Building Maintenance – Minor repairs were identified and completed.

C. Future Projects

1. Roof Replacement – The roofs and ice melt systems may need to be replaced starting in 2006.
2. Building Staining – The buildings are scheduled to be repaired as necessary and stained in 2006.

D. Roofs

The Board has received bids for roof replacement but they are not comfortable with the materials. The existing roofs are only ten years old but they are not an appropriate design for this environment and a number of problems have arisen. The bids range from \$780,000 - \$1,200,000, which equates to \$17,000 – 25,000 per unit. This project would have to be funded through a Special Assessment. The Board is still soliciting other bids and would like to have at least three, preferably five bids for comparison. The Turner Morris bid includes significant work to extend the life of the roofs, i.e. a cold roof. Turner Morris thought there could possibly be condensation inside the roof because they detected some swelling and rising in the roof deck under the shingles. In the next few weeks Turner Morris will cut a hole in the roofs of at least two buildings where the problem exists and take a sample of the roof decking to determine if the moisture is on the inside or outside. If there is no moisture inside, the Board will move forward with the bid process and select the appropriate materials. It is known that more roof vents are needed. In the meantime repairs will be made as necessary. The Board will visit some other properties to look at different roofing materials. They are considering phasing the project, assuming the roofs can be replaced with a material that closely resembles the existing.

VI. YEAR-TO-DATE FINANCIAL REPORT

As of July 31, 2005 Replacement Fund balance was \$73,772, and the Working Capital balance was \$33,930.

Year-to-Date, significant variances were:

1. Landscaping - \$4,901 ahead of budget due to timing of bills.
2. Snow Removal - \$2,440 ahead of budget due to less removal.
3. Snow/Heavy Equipment /Roof - \$5,490 ahead of budget due to less ice removal.
4. Window Washing - \$2,000 ahead of budget due to timing of cleaning.

Overall, the Association was operating with a surplus of \$47,519 against budget of \$25,138, resulting in a positive variance of \$22,380.

There will be some additional expenses incurred before the end of the year including the decks and roof repairs.

Board has spent time discussing increasing the dues in order to increase the Replacement Fund contribution. Ultimately they decided raising the dues would not make a significant difference in the Fund balance so they decided to keep dues at the current level and to let the owners know there will be a considerable assessment when they move forward with the roof project.

VII. 2005/2006 BUDGET RATIFICATION

The 2005/2006 Budget is similar to the 2004/2005 Budget with no increase in dues. The Board has approved it and the owners need to ratify it. The annual contribution to the Reserve Fund is \$31,500. John Koslosky commended Tim Fulton and his staff for operating the project in a responsible manner and keeping it under budget while maintaining a first class operation.

Miriam Freiter made a motion to ratify the 2005/2006 Operating Budget. Kevin Briley seconded and the motion carried.

VIII. BOARD OF DIRECTOR'S REPORT

The following repairs needed were identified:

1. There is a dead tree behind the property by Unit 36.
2. A broken light dome by Unit 39 needs to be fixed. Tim Fulton will talk to the town about both issues.
3. There is broken glass on the light fixture in front of Unit 26.
4. A few rear lights on Units 11 and 12 are melted or broken.

John Koslosky said the Board was considering replacing the lights on the buildings because they are having trouble locating an exact match for the existing fixtures.

Kevin Briley commented that the complex looked fantastic overall.

IX. OPEN DISCUSSION

- A. *Upper Village Homeowner Association (UVHOA)*
Tim Fulton said there was a meeting this summer of the UVHOA to approve new Articles of Incorporation, a process that has taken two years. It was a very volatile meeting. The UVHOA will review the Declarations and Bylaws next. The pool is being basically maintained but no major improvements have been made. A number of Associations would like to opt out of the UVHOA. This Association pays \$6,000/year for membership. There was consensus that the pool was a valuable amenity for this Association's owners and guests.

X. ELECTION OF BOARD OF DIRECTORS

Dave Hale sold his unit and Kevin Briley was appointed to fill the Board vacancy for the remainder of Dave's term, which expired this year.

John Koslosky made a motion to elect Kevin Briley to serve another term on the Board. Miriam Freiter seconded and the motion carried.

XI. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, September 9, 2006 at 10:00 am.

John Koslosky encouraged owners to attend the Annual Meeting if possible to provide feedback to the Board.

XII. ADJOURNMENT

With no further business, the meeting was recessed at 11:30 a.m. until a quorum could be established.

Approved By: _____
Board Member Signature

Date: _____