

**ONE BRECKENRIDGE PLACE HOMEOWNER ASSOCIATION
ANNUAL MEETING
September 11, 2010
*Park Avenue Lofts conference room***

I. Call the Meeting to Order

The One Breckenridge Place Homeowner Association Annual Meeting was called to order by Kevin Briley at 10:00 a.m. on Saturday, September 11, 2010.

Board Members Present Were:

Kevin Briley, President	unit 38
Richard Bourland, Vice President	unit 5
Larry Pithan, Secretary/Treasurer	unit 12

Owners Present Were:

Jackie and Rick Brown	unit 1
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Representing Great Western Lodging (GWL) were Keith Kroepler, Jackie Gottschalk, Jeff Cospolich and Brian Juchno. Erika Krainz of Summit Management Resources transcribed the minutes from a recording.

II. Roll Call and Proxies

With four units represented in person and 26 proxies received, a quorum was reached.

III. Verification of Notice

Notice of the meeting was sent on August 12, 2010, in accordance with the Bylaws.

IV. Review and Approval of Previous Meeting Minutes

Richard Bourland made a motion to approve the September 5, 2009, Annual Meeting minutes as presented. Larry Pithan seconded and the motion carried.

V. President's Comments – Kevin Briley (unit 38)

Kevin Briley thanked Wade Dover for his years of service to the Association. The goal of the Board is to keep One Breckenridge Place as one of the premier properties in Breckenridge. Kevin also thanked Great Western Lodging for consistently maintaining and improving the property.

He reviewed highlights from the past year. The Upper Village pool replacement was completed. High speed internet through Comcast was installed in all units. Only two units had water damage this year. Heat tape was added to ten more units and the remaining ten will be done next year. A Reserve Study was completed.

VI. Financial Report – Keith Kroepler (GWL)

A. *Balance Sheet as of July 31, 2010*

Keith Kroepler explained the accounting structure. Jackie Gottschalk is the Association Controller and she prepares the financials every month. And then there is an independent accountant who checks her work. Management also obtains advice from a CPA firm throughout the year, and that same firm completes the tax returns at year-end.

The July 31, 2010 Balance Sheet reflected that the Reserve balance was approximately \$66,000. Expenses included stucco repair and installation of heat tape. There will be an expense of \$7,909 for asphalt repair and sealing. The balance should be around \$60,000 at fiscal year-end. Staining the exterior is scheduled in 2012, but may be moved up and done as touch-ups as needed.

As of the end of July, the Association was operating with a \$7,800 profit. Keith recommended moving some repair expenses from the Reserves to Operating to reduce the year-end tax liability.

B. *2010/2011 Budget Overview*

Keith Kroepler said the proposed 2010/2011 Budget was sent to all owners and there were no questions or concerns received from the owners. The 2010/2011 Budget as written includes no change to the dues, although some adjustments were made or may be made to several accounts:

1. Insurance was increased 7.9% based on projections from the insurance company.
2. The Administrative expense may need to be decreased.
3. Some Reserve expenses will be moved to the Repairs and Maintenance line item to reduce the surplus.
4. Landscaping may be reduced.
5. Common Area Electric was increased to cover the cost of operating the heat tape.

Richard Bourland made a motion to approve the 2010/2011 Proposed Budget as presented. Larry Pithan seconded and the motion carried unanimously.

VII. Property Manager's Report – Brian Juchno (GWL)

A. *2009/2010 Completed Projects*

1. Heat tape was installed on ten units and the remaining ten will be done next year. The heat tape should help to reduce the roof snow removal expense and prevent roof leaks.
2. More landscaping was done and future work will be focused on the Village Road entrance and the corner of Park Avenue and Village Road.
3. There were repairs made to stucco on the side of unit 27, which was damaged by moisture.
4. Comcast installed wireless internet in all units.
5. Some touch-up painting was completed and there are some more sections to be done.

B. Pending Projects

1. Crack filling and driveway sealing will be started next Tuesday. The work will be done in sections to allow access to the units.
2. "No Parking" signs have been ordered to further clarify the restricted parking areas between units and outside of the driveways.
3. The Board has approved the installation of automatic garage door closers to prevent frozen pipes, especially at night.

C. Yearly Reminders

1. The Bylaws require annual furnace inspections. Jackie Gottschalk will be sending an email reminder to all owners and will request a response by mid-October. If no response is received, the inspection will be scheduled by the Association for the owner.
2. There have been some issues with the sliding glass doors not closing properly. For clarification, these doors are not the responsibility of the Association. A contractor was hired to inspect them. He concluded that the slider headers have sagged over time, and that they are putting undue downward pressure on the sliding glass doors. The door replacement cost would be about \$6,000/door but the contractor identified a solution for less than \$500/door. Five doors have been adjusted and are now working well. Management can provide the contractor contact information, or owners can hire a contractor of their choice.
3. The owner closets in the garages should have some small vents installed to allow warm air to circulate, further helping to prevent any frozen pipe issues.
4. The exteriors of the hot tubs should be stained to prolong the life of the wood. Great Western Lodging can do it for about \$60/tub. The Board said this project was mandatory to maintain the overall appearance of the complex.

Jackie Brown (unit 1) commented that her front deck was very worn. This will be addressed when the touch-up staining is done next year.

VIII. New Business

A. *Electric Flag*

Richard Bourland (unit 5) said a unit had an electric flag hanging from the balcony. The Board agreed it should be removed.

B. *Energy Conservation - Solar Power & On Demand (Tankless) Hot Water Heaters*

The owner of unit 14 had suggested researching solar power or any other ways to reduce the electric bills. Keith Kroepler noted that the hot tubs contribute significantly to electric expenses. In addition, Colorado recently had the second highest rate hike in the nation. Larry Pithan said solar was expensive to install and the efficiency of the panels was relatively low. Solar panels would have to be put on the roof and would have to have the appropriate pitch to shed snow, which would be steeper than the roof pitch and would be unsightly. There are also only six units with south facing roofs so there may not be enough space for the volume of panels needed. Some savings can be realized by replacing the hot tubs (when they're worn out) with high efficiency, well-insulated models that are

designed for this climate. An owner said he had looked into on demand (tankless) hot water heaters. Brian Juchno (GWL) stated that the groundwater at this elevation is colder than usual and some of these types of heaters cannot raise the water temperature sufficiently. He recommended consulting with a professional before installing such a system. Those heaters also have to be vented to the outside. Jackie Brown (unit 1) commented that she had a Rinnai on demand hot water heater and it worked very well.

C. *Real Estate Update*

Keith Kroepler said it appeared that One Breckenridge Place prices may have reached the bottom. Units 3, 27 & 17 closed within the past year, and unit 26 is closing this week. Prices ranged from \$800,000 – \$830,000.

IX. Election of Directors

There term of Richard Bourland expired and he indicated his willingness to run again. There were no other nominations from the floor. Larry Pithan nominated Richard Bourland.

Larry motioned to reelect Richard Bourland by acclamation.

X. Set Next Meeting Date

The next Annual Meeting was set for Friday, September 16, 2011 at 3:00 p.m. It will again be held in the Park Avenue Lofts conference room (500 S. Park Avenue).

XI. Adjournment

Meeting was adjourned at 10:45 a.m.

Approved By: _____
Board Member Approval

Date: _____