

MOUNTAIN VIEW CONDOMINIUMS
ANNUAL MEETING
August 11, 2007

MEMBERS PRESENT: Bridget Hagood, Michael Levy, John Walker

MEMBERS PRESENT BY PROXY: Charles Reich and Thomas Silver requested John Walker as their representative.

OTHERS PRESENT: Noreen Frye, *CMC Accounting & Association Business Manager*, Gale Towne, *CMC Property Manager*, Matt Priebe, *CMC Assistant Property Manager*

CALL TO ORDER: Interim President Bridget Hagood called the meeting to order at 2:03 p.m.

APPROVAL OF ANNUAL MEETING MINUTES: Bridget called for approval of the August 7, 2006 annual meeting minutes. John Walker requested his name be moved around in the Members Present section to reflect his attendance for Mr. Reich and Mr. Silver. A motion was then made to accept the minutes with the correction. It was seconded and passed.

ELECTION OF BOARD OF DIRECTORS: A motion was made to accept the nomination of Mike Levy, Bridget Hagood and Steve Winger to the Board. It was seconded and passed.

FINANCIAL REPORT: Noreen presented the Balance Sheet and the Income Statement with detail as of the fiscal year ending December 31, 2006 for review. She then presented the Balance Sheet and Income Statement with detail for the current year as of June 30, 2007. There was a question about a bear proof trash container. Gale was asked to check to see if one could be obtained as there had been problems with a bear in the area.

Noreen then presented the proposed 2008 budget for review. Discussion was tabled until later after the maintenance update.

MAINTENANCE REPORT: Mike questioned the charges allocated for his unit for the radon testing. He asked if he might be reimbursed for some of the costs if he produced the paperwork to support his claim. It was requested radon mitigation be placed on the agenda for the 2008 meeting for discussion. Mike asked that the results of the testing be sent to all the owners. Gale said he had the EPA information regarding the legal levels of radon allowed.

Bridget asked why the lights were constantly out at units 7 and 8. Gale said he would check on it at no charge.

The garage and front doors need re-painting. Bridget asked Gale to get bids for the work.

Bridget said she had not seen a flower bill and wondered who had done the work around the building. Noreen said she had attempted to contact Laura Burkhart earlier in the spring and had received a disconnected number. Bridget asked to be informed before the bill was paid of who had turned one in.

Bridget and Mike had both noticed there were a lot of dead trees in the immediate area around the building. Matt stated he would obtain bids for the removal and email the Board. Noreen was asked to check to see if there was a reduction in the cost of insurance coverage if beetle kill remediation was done.

Mike knew of a painter from Windsor who would be able to do the trim work at a reasonable cost. His travel time might need to be considered in his payment. Mike asked to have the trim specs emailed to him.

The yellow gas line needs to be re-painted.

Mike asked about having new cable installed to unit 109. It was suggested he work with Comcast on the re-wiring.

Mike asked if it would work to put heat tape on the roof. Bridget said it would make big icicles on the edge of the roof over-hanging the spa, which would ultimately damage the cover or injure someone in the tub, and she stated the heat tape idea had been rejected previously. Mike then asked if the back of 109 could be shoveled and billed to him. He asked Gale and Matt to give him a quote for the cost. A suggestion was then made to shovel the whole roof. Noreen was asked to add the item to the 2008 agenda for discussion. A question was then raised about the liability issue of an icicle falling off the roof and who would be responsible. Noreen was asked to call the insurance agent to find out and email the Board with the response.

Discussion followed about instigating a 5 year plan of the large capital items of the building, including a current age of each item, expected life and estimated costs for replacement. CMC was asked to put one together and present it at the 2008 annual meeting. A motion was made to start using a 5 year plan, in order to keep track of the life expectancy and costs of replacement for capital items. It was seconded and passed.

There was discussion about again asking Waste Management for a bear proof container, and should they not be able to supply one, CMC was to contact the other trash company for a quote for one and the ensuing service. Only then would the owners consider changing trash companies.

OLD BUSINESS: The plot next to the building has been recorded with the county and will be left as is for the time being. Bridget spoke with Steve Winger after the meeting about the area and Nigel was to 'beautify' it. Steve said he would contact Nigel.

NEW BUSINESS: The 2008 proposed budget was looked at and discussion followed regarding the amount of Extraordinary Maintenance to be budgeted. Because of the upcoming tree removal and other various items needing to be done, John Walker requested the amount of Extraordinary Maintenance be increased to \$3,000, which would reduce the surplus at the end of the year. It was emphasized that any overage or shortage would be taken out of the Maintenance Reserve Fund at the end of the year. A motion was made, seconded and passed to accept the proposed 2008 budget, with the increased amount of \$3,000 reflected in the Extraordinary Maintenance account.

There was concern that there were minimal contributions being made to the Maintenance Reserve Fund, and a suggestion was made to start beefing it up with monthly contributions from owners. Bridget said there was no reason to increase reserve contributions as she preferred paying an assessment, instead of having it sit in an Association account doing nothing. Discussion followed and it was decided to leave things as they were for the time being.

SCHEDULING OF ANNUAL MEETING: John Walker stated he would like the meeting to be more convenient for his clients, as he no longer wished to attend the meetings for them. The meeting would be scheduled after checking with the other owners.

ADJOURNMENT: The meeting was adjourned at 3:31 p.m.