

Antler's Gulch  
Annual Meeting  
Saturday, October 6, 2007  
10:00 A.M.

I. Open, Call to Order, Roll Call

Call meeting to order 10:10

Owners via Proxy:

John & Judy Uban #504

Kristi Baldwin #501

Pat Stuehler #502

Lee Atkindson #406

Aaron Zaretsky #105

John & Mary Kirschner #202

Owners Present:

Charlie Baumberger #406

Brad Luth #401

Kary Langer #306

Francois & Ellen LeDantec #103

Mike & Jane Jones #205

Mariann Gibbs #402

Don & Kim Ramey #204

II. Proof of Notice of Meeting

III. Review and Approve Previous Annual Meeting Minutes

Approval of annual meeting minutes from Dec 2006

Minutes approved with no changes

IV. Reports

- Review 2007 Estimated Year End Statement of Operation  
Review financials from 2007 and current operating budget

Discussion about ACH payment option, about 1/2 of owners are on this and we would like to get more owners on this program. If you would to get this form for setting up ACH forms, please contact Jackie at KTTR to sign up.

Surplus of \$7253 in YTD budget, discussion for this to be placed into the reserve account for future capital improvements

Discussed current accounts receivable, 2 owners are past due a substantial amount (Davis #203 and Farmer #206) \$35 fee for late dues plus 1.5% interest on balance owed, lien notice is at 4 months and lien is placed at 6 months)

- Review Status of Reserve Fund

#### V. Election of Directors of the Board

Board of elections – all 1 year terms, 5 positions

Existing Board Members

Charlie B

Kary L

Brad L

Gary S

Francois

New position:

Don Ramey Unit #204

New board member elected to replace Charlie B, Dan Ramey (Unit #204) .  
.. effective January 1<sup>st</sup>

Board positions are as follows:

Brad Luth – President

Gary Santarcangelo – Vice President

Francios LeDantec – Treasure

Kary Langer – Secretary

Don Ramey – Member

#### VI. Ratification of Budget

- Review and Approve Proposed 2008 Operating Budget
- Review of budget comparison 2007/8, 2008 Budget is remaining flat to 2007 Budget (thanks to excellent management!). Snake water sewer is increasing their rates (1<sup>st</sup> time in 20-30 years).

Budget for 2008 was approved by members, first time we have had no dues increase – EVER!!

#### VII. Old/ Unfinished Business

Packet of 2007 recap will be mailed out to all owners who were not present at the HOA meeting.

- Shuttle service has been resolved from 2006/7. We will continue to have shuttle service for this coming season. You will be required to

have shuttle/bus cards to ride the bus and it will be “on call” operating the same as last year.

- Hot Water issue in Bldg #5 – isolated to 1 unit, those issues have been resolved and all mechanical rooms have since been locked to prevent non-authorized people from having access.
- New Hot tub was also installed on the west end at a cost of \$10,138. The prior hot tub continued to be a financial burden and had multiple cracks in the shell. We kept several parts from this old Hot tub to help maintain the east end tub and will monitor the need to replace this hot tub in the future.
- We also finished painting the railings of all decks and stained the decks in all buildings as well. The exterior of buildings 1-4 were completed in 2006 and we are looking at painting the exterior of Building #5 in 2008 if needed at an approximate cost of \$8,000.
- The trash bin upfront has been modified to be Bear Proof. Please make sure to latch the metal bar and or using the side door when using this to keep it bear proof. Also please DO NOT leave non trash items in the garbage area (Furniture, TV’s, etc), please take this to the dump on your own
- Rookus owns the land in front of our complex. They have supposedly had issues with getting financing for building, and also pre-selling any units without actually having anything for potential buyers to look at. We have been in contact with the county about forcing Rookus to either develop the property as residential units and/or remove the existing foundation area to eliminate the eye sore.

#### VIII. New Business

Window cleaning was brought up. This is not part of the budget process currently. The cost to do this was \$2500 per cleaning. Owners voted to keep this owners responsibility.

Hot Tub curfew is 10pm – please do not use after 10 PM and be courteous to your neighbors and keep the noise down.

Building #5 heating issues are being fixed

Smoke alarm batteries - looking into when this is being done and ensuring all units have this done at the same time each year.

Replace exterior lights with new compact fluorescents as needed

Parking pad for building #1 has been fixed.

Request to look into metering heating in each unit. Discussion followed but this would be very difficult to do, due to buildings 1-4 share a boiler in each building, and agreed that the existing cost distribution via the square footage percentage is the best way to handle it

Need to look at Staining/painting building #5 in 2008

Add information on windows and replacing them on the web site

Drip system in island needs to be hooked up if we do landscaping.

Stair step in building #5 need tightened

Concrete slab heating for building #5 needs fixed

Turn off sprinklers and blow out irrigation

Landscaping in front of Building #5?

KTTR to look into moving dumpster to the side of Bldg #5. We need to look at where our property line is and what opportunity exists

KTTR to look into doing Solar lighting at front entry rock next Hwy 6.

KTTR to remove the rebar and wire that is sticking up next to West end hot tub – this was there to hold of the fencing that was slipping and causing the door to jam

KTTR to get bids to remove the dead aspen on the property and replace.

KTTR to fix the loose capstone in rear of building #2 (behind #203). This is being caused by the drip from the ice melt system on the roof  
There is water run-off coming from the roof on the side of #302. You can see the white residue/stain coming out from the siding. KTTR to look in to fixing

The bottom of the railings in Building #4 near the rear stairs is getting rusted, KTTR to sand down and paint

New overdue late fees discussed - \$35/per if one month late, \$35/per + 1.5% if 2 months late, 3<sup>rd</sup> month \$50 fee + 1.5%, notice of lien at 4 months, lien is placed at 6 months. Voted and not approved leave as is - \$35 plus 1.5% on amount owed no matter

#### 2008 Reserve Funds

- Re-seal asphalt between pavement and heating concrete pads
- Stain/paint Building #5 - \$8000
- Landscaping in front of Building #5
- Solar Lighting for front entryway
- Look at replacing West end hot tub if needed
- Cost of moving garbage enclosure and road to it - TBD

Review overall budget for 2008 reserve funds after  
bringing in \$18,500

IX. Open Discussion

Meeting date for 2008 – keep it as 1<sup>st</sup> week in October

X. Adjourn

Meeting adjourned 12:30 PM