

**Snake River Village HOA
Annual Membership Meeting for 2010
Saturday, January 29, 2011**

Meeting Minutes

- I. The Annual membership meeting of the Snake River Village HOA was held on Saturday the 29th day of January 2011 at 4:00PM at the Keystone Center located in Keystone Colorado.

Those members present included:

Mr. Bob and Maxine Schultz	19
Mr. Rene Sotola	20
Mr. Jeff Zalkind	42
Al and Janis Schnabel	27
Dr. Julius Medgyesy	10
Jim Viegas	14
Carl Stiehl	37
Shelley Snell	35
Paul Borkowski	30

Those owners represented by proxy were:

Gilbert and Angela Cito	44
Michael Kasun	39
Cynthia Vaughn	07
Ann Higgs	01
Totan Ventures LLC	03
Tom Game	04
Mark Bell	29
Larry Jennings	09
Charlie Papp	13
Joe and Penny Lammert	11
Gretchen Smith	16
Brad Mirkovich	17
Howard and Joan Lang	28

62.23% of the membership was represented either in person or by proxy creating the necessary quorum so the meeting proceeded as scheduled.

I. Review the Previous Years meeting minutes

The meeting minutes of the 2009 Annual meeting were reviewed. A motion was made by Mr. Schultz to approve the minutes as presented. This motion was seconded by Mr. Borkowski and the passed unanimously. The minutes will be incorporated into the official records of the association.

II. Presidents Report

Mr. Jeff Zalkind gave a few brief opening comments and turned the floor over to Mr. Magliocchetti to give the managers report and recap of the more significant projects that were accomplished during the year.

III. Managers Report

Following is a list of notable projects that were completed and the cost association with each project.

1. The Association adopted a Reserve Fund Policy in accordance with the newly enacted state statute.
2. The Master Insurance program was renewed as of 09-01-2010 with American Family.
3. The parking lot asphalt was sealed last summer at a cost of \$1700
4. The Rules and Regulations for Owners and Renters were updated in January and redistributed to the membership.
5. Two circulating pumps were replaced at the spa facility.
6. Lodgepole pines were sprayed again this year as part of our ongoing effort to fight the beetle infestation at a cost of \$330.
7. The exterior windows were cleaned in late summer and will continue to be done annually.
8. All smoke detector batteries were replaced in accordance with the annual preventative maintenance program.
9. A hit and run vehicle crashed into the garage of unit #2 and damages amounted to approximately \$1400
10. Several concrete piers supporting front deck posts were repaired or replaced to better support the structural posts. These were installed improperly from original construction.
11. Maintenance of several front doors took place in the fall and this project will resume in the spring.
12. The HOA was registered with the Colorado Department of Regulatory Agency as now required by law. This will need to be done annually.
13. The cold alarm monitoring system has been active and help save several units from freeze ups.
14. One two bedroom unit is currently listed for sale. Four have sold during 2010. Contact Mike if you would like more detailed information on list and sold prices.

Following the summary of the completed projects and a brief question and answer period, Mr. Magliocchetti conveyed the results of the financial statement of operation for the association for 2010.

The General Operating Fund for 2010 had a year-end surplus of \$408.31 All except one members dues are current at this time and the board and management are taking the necessary steps to bring this account current.. The Reserve Fund Balance as of December 31, 2010, after deducting 2010 capital replacement expenses of \$4,141 totals \$222,394. These Funds are held in dedicated and secure Money Market accounts with E-Trade and Certificates of Deposit at Alpine Bank in Dillon. The current interest rate being paid on the E-Trade accounts is about 1.5%. The Certificates of Deposit are paying less than 1%

IV. Review and Approve the Proposed 2011 Operating Budget.

Mr. Magliocchetti submitted the proposed 2011 General Operating Budget. This budget was reviewed and approved by the Board of Directors at its December meeting. The total budget will remain basically unchanged for the coming year. Line item accounts that increased for 2011 are Cable TV/Internet Service, Spa Supplies and the Reserve Fund Contribution.

Mr. Magliocchetti explained that the Repairs/Maintenance and Common area account allowances were increased the previous year to address anticipated repairs in all common elements now that the project is approaching 13 years old.

The Annual Reserve Fund Contribution will be \$45,864 in line with the reserve fund budget.

Numerous questions from the group were addressed and answered. A vote was taken and a motion seconded and passed the proposed 2011 Operating Budget as submitted.

The dues schedule will be based on the allocated interests schedule as outlined in the restated Declarations that took affect on March 4th, 2009. A copy of the entire budget with dues schedule is posted on the association website at www.kttrhoa.com

V. Old Business

The recent issues that have come to light with regard to the boiler and heating systems dominated the discussion during Old Business. Mr. Magliocchetti gave a summary report of the series of events that have taken place over the past year with a recapitulation of the research the board conducted with the Rader Engineering group, various plumbing and heating contractors and the boiler manufacturer, Teledyne Laars. Mike notified The Summit County Chief building Inspector of the situation present at Snake River Village and a second meeting took place with him and Charlie Papp. At this time, it is known that

the boiler systems were installed incorrectly during original construction, they were, in certain circumstances, sized improperly for various unit applications and as a result have caused the exhaust vents to deteriorate prematurely. This deterioration is a result of flu gases condensing inside the stack before it is discharged through the roof vent. The vent stacks are suffering various degrees of deterioration. Some hardly at all and others much more severely.

The report provided to the association by Rader Engineering lays out specific recommendation on how to correct the condition and they include a complete replacement of the vent stack from the boiler to the roof and/or complete replacement of the boiler with a high efficiency condensing boiler.

Numerous questions, answers and comments were made about the issue. The board and management will continue assisting each homeowner in addressing site specific issues and work with them to make the corrections in the most efficient and reasonable manner.

VI. Election of Board Members

Mr. Stiehl, Mr. Zalkind and Mr. Johnston were all up for re-election. All had served out their term and opted not to re-run for the board. There were three members who expressed their interest to run for the board and their letters of interest were included in the meeting packet. Those individuals were Penny Lammert #11, Dr. Julius Medgyesy and Mr. Brad Mirkovich #17. There were no other nominees taken from the floor. Since there were three openings and only three interested candidates, all three were elected by acclamation. They will serve staggered terms to allow for continuity on the board.

The group expressed their sincere appreciation and thanks to the three departing board members for their contributions and the personal interest they made for the betterment of the Snake River Village community.

VIII. New Business/ Open Discussion

No new business was brought up for discussion

There being no further business to discuss, the meeting was adjourned at 6:00PM

Respectfully Submitted,

Mike Magliocchetti
Property Manager