

Soda Springs Ranch Filing II Condominium Association, Inc

Minutes of Annual Homeowners Meeting

Rancher Room, September 16, 2017

Board members present: Jim Adams-Berger, Jim Blakley, Eric Carlson, Denny Dressman, Mike Shanks, Gary Windsor, Steve O'Brien, Bob Lang, Dave Tinkler, Chris Marshall (via video call)

HOA Staff present: JC Cavalera, Regina Fowler, Brittany Blakley

Guests: Tim Day, Day and Associates, Georgia Noriuki, Legal Counsel

1. Call to order: 9:32 am by President Blakely
2. Minutes of September 2016 annual meeting - sent as part of the package to all homeowners; the minutes were approved as stated. Moved and seconded, passed.
3. Audit report by Tim Day - The audited financial statements ending June 30, 2017 were provided in the packet and Mr. Day reviewed key factors of note. Mr. Day indicated the association was unique in how multiple tracts are managed and that the audit indicates conformity with generally accepted accounting principles.
4. Introduction of the board of directors.
5. Georgia Noriuki, Legal Counsel was introduced. Ms. Noriuki shared some information on how homeowners associations - specifically around laws and governing documents. Some key areas of emphasis include:
 - a. CCIOA - the Colorado Condo Act outlined restrictions and ways to operate, the ability to collect assessments and other requirements modified in 2006
 - b. Grand County local laws around short term rental regulations
 - c. Case law
 - d. Association documents hierarchy
 - i. Articles of Incorporation
 - ii. Declaration of Covenants, or 'Decs' (require 67% majority to change)
 - iii. Bylaws (internal workings of association; not recorded; fluid)
 - iv. Policies and Procedures / Rules and Regulations (managed by board)

Ms. Noriki indicated that she has worked with the SRR HOA Board and shared that it is well run which helps keep property values up.

Owner indicated the Decs stated a condo map is available but he was not able to locate one at the office. Board can pay to obtain one from the county.

6. Property Manager's report - provided in packet. Discussion of property manager on The Ranch as well as reminders about homeowner best practices such as smoke detectors, shutting off water when not occupying units and insurance recommendations. A detailed property report was provided as part of the packet.

One owner asked about the association providing a large dumpster once per year to clean out unwanted items. The board will discuss during the upcoming year.

7. Committee Reports

- a. Treasurer Report - Mr. Carlson discussed insurance progress and owner requirements of smoke detectors, fire extinguishers, etc; additional discussion around pending reserve and replacement study. Mr. Carlson indicated he is happy to entertain any owners who have financial knowledge/interest to participate on the Financial committee.
- b. Architectural Committee - Mr. Windsor discussed the process to get work orders approved by going through the tract representative.
- c. Water Association - Mr. Windsor summarized progress with the new well. Details provided in the written report included in packets.

8. Open discussion items

- a. Discussion of windows/doors as limited common elements. Per the declarations and legal interpretations from counsel, these are the responsibility of owners
- b. Discussion of Wifi/internet options up for vote. Many owners shared their thoughts on the pros and cons of the solution provided for vote. The board did not have a stance on the option and wanted to leave this to homeowners.
- c. Discussion of Repertory Theater event for the owners
- d. Discussion on email addresses. Mr. Blakley emphasized we do not share contact information with others and only use email/phone to communicate directly for business.
- e. Follow up from last year's discussion on a dog park. Mr. Blakely indicated this is still something the board is looking at.

9. Elections/Voting - The administration counted all proxy and in person votes for the directors up for election and the decision on internet access. Because Soda Creek had 2 candidates, each was allowed a short speech. Results follow:

- a. Fishing Springs - Eric Carlson
- b. Meadow View - Gary Windsor
- c. Soda Creek - Dana Mitchell
- d. Internet Access and HD TV (additional \$25/mo for all units) - Passed 64-35

10. Meeting adjourned at 12:05