

**Woods Manor Homeowners Association**  
**Annual Meeting**  
**July 7, 2007**

**Present from the Board** Jay Rust, Karen Schilling and Chuck Sebald

**Present from Mountain West Lodging** Duane Handy

**I. Call to Order 10:10am**

**II. Quorum is established**

- A. Present and proxies: Owners 101A, 103A, 204A, 301A, 302A, 303A, 304A, 304A, 103B, 104B, 201B, 202B, and 9 time share weeks on file.

**III. Approval of Agenda** Approved by consensus.

**IV. Approval of 2006 Meeting Minutes** Motion by Steve Werner to approve 2006 Homeowners Meeting minutes, 2<sup>nd</sup> by Chuck Sebald.  
All in favor, Passed

**V. President's Welcome** President Jay Rust welcomed all the homeowners and introduced The Board and Mountain West Lodging. Everyone briefly shared personal thoughts and introduced their families.

**VI. Maintenance Report**

- A. WMA: Duane Handy, Mountain West Lodging, reviewed structural aspects of the complex. The new roof held up well through-out the winter.
- B. WMI: Interiors continue to be updated. Complete inventory of unit items and replacements is needed.
- C. Pine Beetle Infestation: Jay Rust introduced and reported the Board had contracted, Peter Drummond of Bio Balance, to evaluate our property for Pine Beetle infestation. On June 11, 2007, 163 Woods Manor trees were sprayed and marked. The control plan will include yearly evaluation of the sprayed trees and general health of property trees. Peter summarized the Summit County infestation and responded to homeowners questions.

**VII. Financial Report**

- A. WMA: Duane Handy reported that the WMA operational budget is projected to be positive unless we experience further increases in energy costs. No funds will be available to transfer to the reserve account.

- B. WMI: Duane reported that funds are available to met inventory needs. The units' furniture has been updated. All units will have their interiors painted during the fall maintenance week. Year to date expenses are on budget.

### **VIII. Woods Manor Projects**

A. Woods Manor Special Assessment Common Area Remodel:

Karen Schilling presented homeowners with copies of the Remodel Committee "Vision Report" for the Common Area. She thanked and introduced the committee.

Also, on display were samples of the carpet, tile and paint selections recommended by the committee and Board. The hot tub room, which was Phase I, is almost complete.

The committee welcomed homeowner opinions of the plan and samples during the meeting and discussions over lunch.

Homeowner comments were very positive concerning the use and remodel plan including the color selection.

### **IX. Election of Directors**

- The Board of Directors has four open positions to complete the seven members Board. Tom Johnson resigned.
- Three homeowners have consented to serve. They are Wes Cobb, Sid Baskin and Mary Lee Van Meter.
- Len Vest was nominated from the floor.
- Motion to close the nominations was made by Gere Baskin and 2<sup>nd</sup> by Chuck Sebald. Motion passed.
- The elected Board Members were Sid Baskin, Len Vest and Wes Cobb and Mary Lee Van Meter.

### **X. Other**

- A. Breckenridge News: Jay shared town development news. Property values continue to increase. Condo associations are working on updating their properties. Base area development on Peak 7 and 8 have started. Enjoy the beautiful music of the summer Breckenridge Music Festival orchestras and concerts.
- B. It was agreed to schedule the 2008 Annual Meeting Date on the July 4<sup>th</sup> weekend, Saturday at 10am.
- C. Questions and suggestions were dialoged with the Board by homeowners.
- Format of their HOA dues invoices, statements and the "late fee" policies of the WMA and WMI need to be reviewed. Chuck Sebald volunteered to work with MWL to assess the current invoicing formats, billing policies and further review homeowner suggestions.

- Homeowners requested that the Board investigate providing an option for credit card payment of dues. Jay and Chuck will research the credit card payment option.
- Joining Columbine pool is a desired amenity. Jay will work on this.
- Upgrading the exercise equipment and add a TV in the clubhouse recreation room. This will be reviewed in the clubhouse remodel depending on budget.
- Concerns about bear problems associated with an outside Clubhouse grill was expressed if off deck grilling was an option.

## **XI. Adjourn 11:20am**

Lunch was served.