

THNC MEETING MINUTES - DRAFT
March 2, 2023

Attendance available in person and on Zoom. Units represented: 33 of 127.

Brian Kuske – Co- chair: 78 Damselfly (Zoom)
Al Concordia – Member at large: 190 Fly Line (in person)
Sue Boarman – Member at large (and Landscape committee chair): 216 Fly Line (in person)
Jeff Cooper – Co-chair: 385 Bald Eagle (in person)
Sandra Grogan – Treasurer: 194 Fly Line (in person)
Keith McBreaty – Summit Property Management and Maintenance. (Zoom)

In Person attendees

Wendell Grogan – 194 Fly Line
Ron VanWechel – 27 Fly Line
Camille Cooper – 385 Bald Eagle Road
Stephan Horlak – 361 Bald Eagle Road
Lauren and Carole Ziglin – 94 Fly Line
Merole Concordia – 190 Fly Line
Bryan Crock – 192 Fly Line
Mickey Gorsage – 331 Bald Eagle
Steve and Maureen Trom – 275 Fly Line
MaryLou Fowler – 179 Fly Line
Randy and Roberta Dakan – 387 Bald Eagle
Lisa Rice – 215 Fly Line
Chris Jacobsen – 232 Fly Line

On Zoom

David Nuernberger – 468 Fly Line
Randall Schaeffer – 217 Fly Line
Stan and Chauna Cairn – 14 Damselfly Loop
Mary Beth Brown – 83 Dragonfly
Bob Caldwell – 127 Fly Line
Marguerite Miller – 355 Bald Eagle
Mary Pierson – 379 Bald Eagle
Barb Thompson – 199 Fly Line
Tom Andrus – 330 Fly Line
Alan Hale – 10 Damselfly
Ben Trombley – 318 Fly Line
Julie and Mike Donnelly – 409 Bald Eagle
Julie Skeffington – 39 Spinner
Reid Storch – 76 Fly Line
Scott Hutchins – 28 Damselfly
Tammy Taylor – 417 Bald Eagle
Tony Hogie – 55 Spinner
Lorie Moreno-Roch – 52 Spinner

Meeting called to order at 5:32 p.m.
Meeting minutes approved for 12/15/22 meeting

Co-Chair report – Brian, Jeff

Snow removal is going well. Contracts are in process for landscaping, painting, asphalt, weeding, tree removal. Community manager contract ends April 30. Board is looking for new property manager and has sent out 10 inquiries, and so far 3 have responded. Interviews and selection process will follow. THNC thanks Keith for his hard work during the past year – especially with sprinkler system issues. Keith also found a good roofing contractor. THNC seeks a new member to help compile quarterly newsletter.

Landscape review committee report – Sue, Al

- Requests: No new requests since December for landscape changes. The request form is on the AMR website – use Townhome Information pulldown, then click on Landscape.
- Landscape contract – THNC solicited bids for a landscape contract. The bid was awarded to a company that was slated to begin May 1 and end in October. That company has informed the board as of March 1 that they must pull out of the contract because of staffing issues. The board is now looking to hire a new company to begin on May 1.
- Sod/ Bark replacement - THNC members continue to research replacing sod and bark with other surfaces.
- Cottonwood tree removal and replacement – THNC has identified 60 more Cottonwood trees that need to be removed of the approximately 120 remaining. These trees are all near sidewalks and driveways. Budget dependent plans are in place to begin removing some of these 60 trees this Spring. Also in the works is a plan to find good replacement trees. THNC has a tree consultant coming this Spring to do a tour. A plan could be in place by summer. Homeowners should not remove trees themselves. All trees belong to the HOA, not to individual homeowners. Contact Sue to talk about individual tree issues. One homeowner asks if individual homeowners are responsible for replacing trees that have been cut down. The answer is no, but the THNC is considering offering homeowners an option to contribute to purchasing trees in front of their own properties if they want to.
- Irrigation management – The irrigation system is currently a patchwork of systems that followed the phases of development of the homes in the subdivision. There are currently seven zones for the system. The landscaper had a hard time learning and keeping up with the system. THNC has now mapped the system, which should make it easier for the next landscaper to tackle. Some of the problems included wires cut on some of the zones. Landscapers put in extra timers to try and address the problem. The timers sometimes don't work together well. Some of the heads are broken and are shooting water into unnecessary places. When the system comes on this Spring, be on the lookout for problems and please report them to the board.

Social Committee report – Stephan

- March 4 - Leadville Skijourning competition is at 10 a.m.
- March 13 - Euchre night at the Yacht Club
- March 25 – Soup for the Soul event
- April 14 – Friends of the Dillon Ranger District casino night at Silverthorne Pavilion. Blackjack dealers are needed. Training will be provided.
- May 27 – New Neighbor cookout at Yacht Club
- May 28 – Wildfire preparedness talk at Yacht Club

The new directory has been sent out. It only goes to neighbors who are on the directory. Reach out if you want to be in the directory.

Executive Board report – Brian (THNC Rep) and Tom Andrus (member at large)

- Insurance: Last Nov. 1 the insurance was renewed by American Family Insurance. The premium did not change. However, the new policy includes a 5 percent deductible for hail damage. Each homeowner should have HO6 insurance – which is called Loss Assessment. An effort is under way to get a document drafted that explains the nuances of the policy to provide to all homeowners in Townhomes, Cabins, and Single Family Homes. The policy should be available on the website. Al Concordia asked if the event is declared a Federal Disaster, how would this affect the insurance? Consensus was that insurance would still pay.
- MSI Accounting update – Since the departure of a key employee, Sandra has worked closely with the remaining staff to streamline and automate the billing and payment process. Things are going smoothly. This company services the Townhomes, Cabins, Single Home and Commons. This is the company to which all pay their dues.
- Common Reserve Fund investment portfolio update: – Funds totaling \$150,000 reside in the current commons reserve fund. The fund is managed through Fidelity.
- Yacht Club maintenance - the Yacht Club Fire Suppression system was recently repaired after it suffered a leak. The system is now functioning appropriately.
- Bald Eagle Bridge maintenance - Bald Eagle Bridge lights are not yet repaired. At this point, only one light is working. Josh from Red Mountain Property Management is working on this.
- Red Mountain Property Management (currently managing The Cabins, Single Homes, and Commons) Longtime employee and manager Sheila has resigned. The contract is up on July 1. Hiring a new management company is being discussed.

- Lake Maintenance: The Lakeshore mitigation project is underway on the South and East sides of the lake. A project manager has been hired, and as soon as the Lake thaws, the project will kick off. Expected completion date is summer 2023. The executive board has concerns about algae in the lake. Testing will begin when the ice melts to discern whether there is a problem with algae bloom.

Treasurer report – Sandra

- \$7,000 over budget on Landscaping.
- Credit issued for trash pickup.
- \$9,000 under budget in Building Maintenance
- \$7,000 under budget on insurance
- \$95,000 available in an operating fund that is likely earmarked for painting in May and June. THNC may delay that into the next fiscal year to work in the warmer months.
- \$1.358 million in the Reserve Account. The account is managed by an advisor at Royal Bank at Canada. That money includes money that will go for the lake.
- Most recent reserve fund study was done in 2019, and THNC is planning to do a refresh on the study considering increased prices for materials, etc.
- Potential expense of \$4 million for roof replacement over next 10 years
- The new fiscal year starts July 1, and budgeting is now underway.

Community Manager Report – Keith, Al, Brian, Jeff

- Painting – Current schedule will continue. Each unit will be painted once every four years. Homeowners who will be affected in any given year will receive an email informing them of the timing.
- Snow removal - The Raven comes through to plow and shovel and there have been only a couple of concerns. Word is mostly positive. Storage of the snow may become an issue, but the town of Silverthorne is helping. Homeowner Lauren Ziglin at 94 Fly Line is concerned that snow removal is not getting close enough to orange stakes, and it is difficult to get in and out of the garage. There are also big mounds building up and nowhere to go. Keith will investigate these complaints. Homeowner Chris Jacobson, 232 Fly Line, asks who is responsible for plowing snow near mailboxes. Jeff reports that the Raven is responsible, but that there was a mix up earlier in the season.
- Roof concerns - The roof contractor has done a full study of the roofs, and there have been a few roofs that have had ice dam issues. Currently, the plan is to prioritize life safety issues – 12 inches or above that hangs over an area where people walk. There are about 8 homes in that category. The Raven will include this in the contract going forward. Homeowners who are impacted will be notified.
- Website redesign and update – A committee has worked on the website to update the information and make it more user friendly. Stay tuned as this is a work in progress.
- Weed control, painting, and asphalt - Two proposals are in for painting. THNC has requested proposals for weed control and has so far received 1. THNC has an estimate from one asphalt repair company so far. THNC has changed the asphalt schedule regarding seal coating and will only do this procedure every four years. This year, no driveways will receive seal coating. The phased-in process will begin in 2024, so each

driveway will be serviced once every four years. Some of the asphalt will be replaced using reserve funds. THNC feels it is important to get 2 or three bids for each project and has embarked on an intensive validation approach to ensure the homeowners are getting their money's worth.

Homeowner forum:

ISSUE 1: Community Management Turnover

Loren Zigler – 94 Fly Line – is concerned about how fast the Townhomes Community is going through management companies.

Brian: “This is not ideal, but it is not unusual. We want stability and continuity. There is a lot of turnover in the community regarding this issue. In the meantime, we hope the community knows we are committed to getting a good management company on board. There is also the turnover on the HOA board, which can result in new priorities.”

Al: “The developer handled many of the things a community manager would handle for many years. But now the developer is no longer involved, and different entities are looking for companies that can handle specific concerns. The result is a fragmented system that sometimes community management firms shy away from.”

Randy Dakan – 387 Bald Eagle – suggests the neighborhood request feedback from contractors as they leave to discern the specific reasons. Specifically, Dakan would like to find out if neighbors or the THNC is difficult to work with.

THNC agrees

ISSUE 2 Drainage issues (Gutters and driveways)

Chris Jacobson – 232 Fly Line – asks who is responsible for gutters.

Brian: “The HOA is responsible for gutters. Please bring concerns to our attention. Use the AMR request email.”

Homeowner Jacobson asks if he can use de-icer cables on his driveway to divert standing puddles of water to an existing culvert.

Keith : “I will drive by tomorrow and consider fixes for the problem and will report back.”

Al: “On my driveway, I created a 3-inch channel that works with gravity pull to get water to the street.

ISSUE 3 – Boiler and window seals beginning to need replacement.

Mike Donnelly – 409 Bald Eagle – asks whether boilers should be replaced with similar models, or whether homeowners can switch to electric.

Stephan: “I will reach out directly to Mike and offer details.”

Donnelly also asks if anyone knows a good contractor for windowpane replacement.

Jeff: “I will follow up with you via email”

MEETING ADJOURS: 7:16

NEXT MEETING - Annual meeting will be in June. Date and time to be announced.

DRAFT