



ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION

# Townhomes Neighborhood Annual Meeting

Saturday June 6, 2020 12:45 PM

DRAFT MINUTES

## Rules for Meeting by videoconference

- Please stay muted; Josh will unmute
- If you want to talk, you unmute and may talk for up to 3 minutes
- Name and address for attendance

## Call to Order and Quorum

The meeting was called to order at 12:45 PM on Saturday June 6, 2020 by videoconference and teleconference.

Neighborhood Committee members present: Kevin Bemis, President; Joel High, Secretary; Alan Hale, Treasurer; Brian Birenbach, EB Board Representative

Others present: Sheila Skaggs and Josh Shramo, Red Mountain Community Management  
33 members were represented on the video call and 14 units were represented by proxy.

Quorum was established as forty-six (47) units were present in person or by proxy. Quorum is twenty-six (26) units.

## Proof of Notice

The notice was mailed to all members via U.S. Mail and emailed. The notice was sent in accordance with the legal documents of the Association and the Colorado Common Interest Ownership Act (CCIOA).

## Approval of agenda

No changes

## Approval of minutes

Management posted the previous year's annual meeting minutes from June 8, 2019 on the AMR website.

**MOTION: Upon motion made, duly seconded and unanimously approved, the meeting minutes of June 8, 2019, are approved as presented.**

## President's message

A lot of excellent work has been achieved this year. I would especially like to thank the following:

- Joel High has been a member of the Townhomes Neighborhood Committee for several years and his term ends at the end of June. We thank him for his many years of service.
- Barbara Thompson was Treasurer for the Townhomes for many years and we thank her for her service.
- Alan Hale has been Treasurer since Barb left this spring. Thank you for stepping in.

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- Landscaping committee - as always very busy. During the past year, we tried to simplify the process for the most common items (hot tubs, volunteer tree removal). Thanks to Andy Gessner and Janice Barringer.
- Executive Board and Don Kennen – installing the new exit grate on the pond. It is much improved over the chicken wire and will be much easier to maintain.
- Social committee - working to integrate new members of our community (some of whom have decided to join the committee) and working to find creative ways to bring us together - they will share more shortly.
- Fellow THNC members – Andy Gessner for working to improve the landscape committee process and during reserves study.

I want to thank all of these neighbors who work to maintain our beautiful community.

### **Treasurer update and draft Townhomes Operating and Reserves Budget FY 2020-21**

Alan Hale provided an update on the operating and reserve budget for Townhomes.

- Flat dues this year.
- Underneath are 3 components:
  - Commons dues -- \$15 to take care of lake, Yacht Club, and bridge, plus common insurance and maintenance. He commented that the Commons budget is \$24 per owner, but the Executive Board plans to use on-hand funds to cover \$9 of the \$24 from Silver Trout capital contributions.
  - Reserves – Townhomes conducted a diligent reserve study last year. We are using that document as the basis of planning for future exterior replacements such as roofs, decks and garage door overlays.
  - Operating budget – painting is the biggest cost and is complete already for the 2020 summer season. Fortunately, there was sufficient cash on hand to cover the May/June painting activity compared to the summer/fall timing last year.

### ***Owner discussion***

- If running a deficit, will we have an increase in dues next year? Answer: Good question but a small deficit this year does not necessarily translate into higher dues next year.

### **Budget ratification**

The owners present were asked if there are any objections. No objections were presented.

***Action: No motion to reject budget, Budget is ratified.***

### **Committee Updates**

Updates provided by Kevin Bemis, President:

Given the nature of our meeting I have collected information about the committee updates, old and new business and will provide a summary on behalf of others with the exception of the Social Committee which I will recognize at the end of my summaries.

Items related to the Executive Board and governance will be addressed at the community-wide meeting this afternoon, 3:00-5:00pm.



### ***Rules and Regulations Committee***

Reminder that the rental restrictions adopted 2 years ago go into effect on September 1, 2020. Please visit the web page [AMRHOA.com](http://AMRHOA.com) for more information and for the registration process if you plan to continue renting your home.

### ***Landscaping and Design Review Committee***

The Committee received 19 requests since the annual meeting last year. 4 hot tubs on existing patios were approved, among various other approvals. The biggest issue to be addressed this year is removal of trees, especially those with potential for damaging patios, driveways, foundations and underground utilities. We will be working with the Town regarding these issues.

Please be aware of the following policy: (1) Any changes to the exterior or landscaping must be requested and approved before action is taken. (2) Any changes to the exterior of the home must be maintained by the unit owner. (3) Large changes to the exterior of the building will be recorded with Summit County so that future owners understand that maintenance of these items is at owner's expense.

#### ***Reminders to owners:***

- Do NOT feed animals and keep all bird feeders out of reach of animals. A bear incident in Summit County recently resulted in the killing of the bear. Its stomach was filled mostly with birdseed.
- Turn off outdoor lights after 10 PM and when not in use. Remember to purchase only dark-sky compliant bulbs – all bulbs should be shorter than the light fixture so that the lightbulb itself cannot be seen.

### **Building Maintenance Committee**

- Painting
  - As related to last year's painting, a walkthrough with the contractor occurred this week and he will begin addressing punch list items immediately.
  - As related to painting this summer, an email was sent to all homeowners on May 3 identifying which buildings that were painted this summer. We continue to use the same rotating 4-year schedule to paint all homes. However, if you are experiencing a maintenance item related to painting outside of that schedule, please contact the community manager.
    - Please also recall that painting does not include your front door and trim, wooden decks, and any homeowner improvements. The maintenance committee has information about having the painter refinish your front door at homeowner cost, and the architectural committee is working on a proposal for homeowners who wish to replace their front door to do so with a fiberglass door that will need less maintenance.
- Asphalt
  - As per our multi-year schedule, sealing and crack repairs will be completed this summer for a majority of Fly Line driveways, Dragonfly, and driveways on Dragonfly.
  - All other driveways and private driveways will receive joint and crack repair.



- Owner responsibility chart modification
  - Gutters, downspouts, and heat tape were changed to homeowner responsibility because only the owner controls turning on and off the heat tape.
- Question from owner: Several of us have an issue with swallows building nests. What can we do?
  - Kevin answered that once the nests have eggs in them, they cannot be removed by law.
  - **Additions after meeting:**
    - Issues related to nesting birds, including swallows that may build mud nests, is a homeowner responsibility. Homeowners experiencing this issue should contact Mountain Pest Control ([www.mountainpestcontrol.com](http://www.mountainpestcontrol.com)) or the contractor of their choice. We recommend doing this as soon as you notice any bird activity since these issues generally cannot be addressed once birds have established a nest due to the Migratory Bird Treaty Act of 1918.

### ***Coronavirus update***

Use of Yacht Club and common area will be modified as conditions and restrictions change. Currently there is no use of the Yacht Club interior, and the deck can be reserved for up to 10 people.

### ***Insurance review***

The EB is looking at alternatives.

### ***Social Committee***

Mary Harmeyer provided the following update:

We are beginning a Townhomes directory. Owners must opt in to be included. Your name and AMR address will be included, and you may also include phone number and/or email address. We will ask what activities you're interested in. We will create both spreadsheet and PDF formats.

- Stephan Horlak set up a Facebook page [anglermountainranch](#) which is only for townhomes owners.
- Stephan also set up a Nextdoor account – Angler Mtn Ranch
  - Question from owner: I've been on Silverthorne Nextdoor – is this different? Yes, this is for AMR only.
- Upcoming activities
  - July 3<sup>rd</sup> evening
  - July 4<sup>th</sup> around noon
  - August 1<sup>st</sup> or 2<sup>nd</sup>, dog walkers virtually. Meet at YC and benefits the League of Animals and People of the Summit (LAPS) which supports the Summit County Animal Shelter and people that live or work in Summit County.
- If you want to help plan events, please join the Townhomes Social Committee.

### **Election of Townhomes Neighborhood Committee members**

Three positions are available, and 3 candidates have volunteered so no election is required.

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Statements were provided by the new members.

- Bob Cardwell – I look forward to helping the community.
- Alan Hale – I really enjoy working with everyone I have been in contact with. I believe a community is only as good as what people put into it. I'm always here to help.
- Mary Harmeyer – We are happy with our choice moving here. It is a friendly neighborhood, we have had a great experience here and I look forward to working with all of you.

### **Homeowner discussion**

Question:

### **Adjournment**

A motion was made and seconded to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 12:05 PM.

### **Confirm decisions, Action Items, date for submitting Draft Minutes**

#### ***Decisions***

- Annual meeting minutes from June 2019 are approved.
- Budget for fiscal year 2021 is ratified.

#### ***Action items***

- None identified

#### ***Date for draft minutes submission to THNC***

June 19, 2020

### **Attendees**

1. Joel High 329 Bald Eagle
2. Kevin Bemis 60 Damselfly
3. Alan Hale 10 Damselfly
4. Brian Birenbach 62 Damselfly
5. Peter and Barb Thompson 199 Fly Line
6. Julie Skeffington 39 Spinner
7. David Nuernberger 468 Fly Line
8. Pat Wenzel 320 Fly Line
9. Al and Merole Concordia 190 Fly Line
10. Jeremy Lewis 44 Damselfly
11. Mary Harmeyer 379 Fly Line
12. Bob Cardwell 127 Fly Line
13. Laura Jacobsen 232 Fly Line
14. Elaine Lowery 483 Fly Line
15. Stephan Horlak 361 Bald Eagle
16. Jack Mahon 417 Bald Eagle
17. Janice Barringer 419 Bald Eagle
18. Dan and Maria McDermott 65 Fly Line
19. Stan Carne 14 Damselfly
20. Laura Jacobsen 232 Fly Line
21. Cardwell 127 Fly Line

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22. Mark Wood 327 Fly Line
23. Sonja Donelan and Mary Lou Fowler 179 Fly Line
24. Christian Segner 115 Dragonfly
25. Karl Grunwald 99 Dragonfly
26. Lloyd Miller 355 Bald Eagle
27. Nicole Tatum 261 Fly Line
28. Dale Jensen 205 Fly Line
29. Stephan Roch 52 Spinner
30. Randy and Roberta Dakan 387 Bald Eagle
31. Chris Bumguardner 463 Fly Line
32. Ulrich Klein 53 Spinner
33. Deb Oetzel 21 Spinner

**Proxies received**

1. Mark McClurg 307 Bald Eagle
2. Jeanene Bartel 357 Fly Line
3. Lloyd Miller 355 Bald Eagle
4. Pam McConnell 105 Fly Line
5. Anthony Brady 492 Fly Line
6. Lisa Costa 456 Fly Line
7. Jeri Heminghous 300 Fly Line
8. Mike Serio 481 Fly Line
9. Jerry Rumps 302 Fly Line
10. Larry Schreiber 318 Fly Line
11. Herb Southerland 311 Bald Eagle
12. Ron VanWechel 27 Fly Line
13. Ann Duckett 447 Fly Line
14. Gina Ferrari 351 Bald Eagle