

ANGLER MOUNTAIN RANCH  
TOWNHOMES NEIGHBORHOOD COMMITTEE  
MEETING MINUTES  
December 15, 2022

Attendance available in person and on Zoom. Units represented: 19 of 127.

Committee members:

Brian Kuske – Co-chair: 78 Damsely (Zoom)

Al Concordia – Member at large: 190 Fly Line (in person)

Sue Boarman – Member at large [and Landscape Design Review (LDR) Committee chair]: 216 Fly Line (in person)

Jeff Cooper – Co-chair: 385 Bald Eagle (in person)

Sandra Grogan – Treasurer: 194 Fly Line (Zoom)

Community Manager:

Keith McBrearty – Summit Property Management and Maintenance. (In Person)

Community members

In person:

Ron and Nancy VanWechel – 27 Fly Line

Lloyd Miller – 355 Bald Eagle

On Zoom:

Allen Harris – 37 Spinner Place

David Nuernberger – 468 Fly Line

Randall Schaeffer – 217 Fly Line

MaryLou Fowler – 179 Fly Line

Elaine Lowery – 483 Fly Line

Barbara (and Peter) Thompson – 199 Fly Line

Mike Acres – 243 Fly Line

Shawn and Kathi Collins – 349 Bald Eagle

Rob and Julie Worthington – 201 Fly Line

Stan and Chauna Carne – 14 Damsely Loop

David Lippa – 305 Bald Eagle Road

Bob – No Last Name, No address

Meeting called to order by co-chair Brian Kuske at 5:30 p.m.

Welcome by co-chair Brian Kuske – Issues apology for change in meeting date, citing technical and scheduling issues. Announces that next quarterly meeting will be March 2, 2023.

September 1, 2022 minutes approved – will be uploaded to website.

**Co-chair committee report – Brian Kuske and Jeff Cooper:**

Onboarding of new board members and transition of new property manager is going smoothly. Co-chairs are pleased with progress and with plan of attack for next year.

**Landscape Design Review Committee – Sue Boarman:**

Homeowner requests: Committee has received five requests since September. Committee approved three requests to remove trees and one request to add spikes under eaves to deter swallows. Committee denied a request to add a storm door to the front door of a unit. Committee reminds homeowners that all trees are owned by the HOA, and none are owned by homeowners. Information as to the proper process to follow regarding tree requests can be found on the web site. <https://www.amrthhoa.com/>

Landscape contract: The committee has received 2 bids for next year's landscape contract. One is from the company used this year, and the other is from a different company that has extensive experience with HOAs. Both bids came in higher than last year. The recommendation is to change landscaper, but the committee does not yet have a contract in place. Homeowner discussion (led by Lloyd Miller) turned to issues regarding the current contractor. Jeff Cooper responded that problems included communication challenges which affected such matters as how often to cut grass. Al Concordia added that landscape contract obligations were not met, specifically relating to mowing and irrigation. Homeowner discussion (led by Nancy VanWechel) then turned to expectations from the landscaper going forward – particularly on maintenance issues. Sue said the committee would look at how much extra maintenance the budget can handle.

Tree removal plan: The committee recommends that 60 of 200 remaining Cottonwood trees need to be removed largely because they are causing problems or are likely to cause problems to foundations and driveways and walkways. The final costs for tree removal will be considered as part of the next budgeting process. Sue is also looking for advice as to an overarching plan going forward. An expert has been identified and will meet with the committee in the Spring. Mostly, this is about replacing the trees that will come out.

**Executive Board report – Brian Kuske (townhomes representative on Executive Board):**

Insurance: Because of the 2021 Ptarmigan fire, insurance premiums for communities in Summit County have risen. Executive board requested bids from 10 companies – 7 of those contacted said they would not bid, two of the companies said they would bid, but have not yet done so.

American Family Insurance is the only one who put in a bid. The Executive Board accepted the American Family Bid, and it became effective November 1, 2022. There is a new 5 percent deductible for wind/ hail damage. Individual homeowners were asked to look at individual policies to see if they have a HO6 coverage for loss assessment to ensure that all homeowners could split cost of a catastrophic wind event. Tom Andrus (at large member of EB) worked with insurance companies to draft the new policy.

Lakeshore mitigation: The EB has hired an international engineering company that will start in January to oversee the mitigation project. EB is hoping the work will begin in the summer of 2023.

Yacht Club Walkway – The project has been completed. The path now leads from the bottom of the stairs to the dock.

Yacht Club usage policies and procedures – This document has been updated to include new verbiage regarding parking and deposits. The Colorado Legislature has tightened laws on how many fines can be levied by HOA entities. These concerns were also addressed in the updated document.

Commons reserve fund – Investment rates on CDs have gone up, and this was utilized in new investment strategy.

#### **Treasurer report – Sandra Grogan:**

Accounting contract status update: All communities in Angler Mountain Ranch currently use MSI as an accounting provider. The firm has been on board for two years. On Nov. 10 the company sent a notice that it would discontinue our service effective Jan. 1. Our resulting query discovered that the “intent to discontinue service” coincided with the company’s staffing issues and a desire to move away from the manual system currently used by Angler Mountain Ranch. Negotiations have streamlined the process, and MSI has now agreed to stay on as the accounting contractor. In answer to a question by homeowner Lloyd Miller, Sandra explained that MSI uses a tool called AVID PAY that streamlines the payment process. On the downside, AVID PAY charges a fee to pay vendors by ACH transfer. .

Current budget update: Overages were encountered in sprinkler costs, but this was offset by a savings in water. Through November, snow removal is coming in less than anticipated. The next budgeting process will begin in February for the fiscal year beginning next July.

Reserve Fund update: The board continues to work with Royal Bank of Canada to structure investment opportunities. This relationship is holding strong. No losses have been incurred.

#### **Community Manager report – Keith McBrearty:**

*Emergency issues* since September: 179 Fly Line had a “burst pipe” emergency. Response time was 8 minutes.

*Homeowner feedback:* THNC feedback emails have been overwhelmingly positive.

*Irrigation system update:* The system needs attention in addition to money and time spend in summer 2022. THNC has hired a new landscape contractor for next year.

*Snow removal service update:* We have received requests for additional snow stakes, but it is now too late to get those in successfully. We will step that up next year.

*Roof inspection:* The newest report of all roofs shows few major problems. We have preventative recommendations for 1 and 2 and 3 years out. Report was done by R3NG. Brian added that the reserve fund study will be updated this year (last updated in 2019) and that we will look again at the plan to replace roofs going forward. Jeff added that a review of the inspection findings includes many detailed instructions on such things as specific tile replacement that will provide a roadmap for the future.

*Weed Control:* The contractor was Alpine Tree Service for weed control and tree removal in 2022. Keith is pleased with their work and recommends sticking with this contractor. Keith reports that 3 proposals were received, and that Alpine Tree Service came in with the most competitive proposal.

*Painting:* Keith has one proposal in for painting and is expecting a “couple” more. Keith plans more monitoring of the painting project going forward.

*Asphalt:* Keith reports that Jet Black has been our contractor for several years. Keith has also consulted A-Peak Asphalt, which has identified some specific problems with water shutoff valves in the asphalt. The overall recommendation was to hold off on major work for another year.

### **Homeowner Forum:**

1. Homeowner Harris asks about garage door repair. He believes his and others are beginning to be “ragged”. He asked if that would be addressed. Brian answered that the South Facing garages seem to be the biggest struggle. He suggested the THNC should look at going “off schedule” to deal with problems that come up. Keith said he expects that some siding will need to be replaced on garage doors. He said our roofing company will bid a job that will include painting and some repairs. Keith said he does not want garage doors to languish and asked that homeowners give him specifics. Brian added that money is available for such repairs (refacing garage doors over the next 10 years) Homeowner Harris asked about replacing the current wood with metal that “looks like wood”. Community manager Keith said metal definitely lasts longer but may not come in a lot of colors. He also said the metal is lighter and is easier on garage door openers.

He said the garages of biggest concern are those that are not opened much during the winter. Brian said we are about 2 years out from the process of beginning replacements.

2. Homeowner Julie Worthington asked about an email received about a new website. Sandra said the site in question is owned by our accounting firm MSI, and it is the most current portal the company will use. Brian said the THNC will clarify and send an updated email.
3. Two homeowners (Worthington and Nuernberger) thanked the board for its hard work.

Motion to adjourn – made and seconded

Meeting is adjourned at 6:40 p.m.

Next quarterly meeting will be at 5:30 p.m. on March 2, 2023