

ANGLER MOUNTAIN RANCH HOMEOWNERS' ASSOCIATION
Townhomes Neighborhood Committee (THNC) Meeting Minutes
THURSDAY April 7, 2022; 5:30-7:22 PM MDT

1. Call to Order by Bob at 5:30 pm: - In person and Zoom Call Quorum Established: In attendance Bob Cardwell, Jeff Cooper, Brian Kuske. On Zoom: Alan Hale and Chauna Carne.
2. Homeowners in attendance at YC: Sandy Cooper, Camile Cooper. Homeowners in attendance on Zoom: Al and Merole Concordia, Bill's iPad, Bob and Julie Worthington, Chris Jacobsen, Cory Dunnick, Joel High, Mary Pierson, Mike Acres, Polly's iPad Mini-4, Reid Storch, Sally, Sandra, Sue Boarman, and Stephan Horlak. For future Zoom attendance records it would be helpful if the homeowners would sign in using their real and complete names and not nick names. I use the zoom screen shot to get the attendance.
3. The agenda was approved with the addition of a sidewalk repair at 192 Fly Line.
4. The minutes from the February meeting were approved.
5. The townhome committee has been working on the fiscal year 2023 to be presented at the June meeting. We have one position on the board that will need to be filled and one person has expressed interest. If anyone else would like to be considered, please send Bob a bio. Alan is rotating off the board this year.

The new property manager, Keith McBrearty, who spoke briefly about his experience in property management and his business. He and Bob are reviewing the rules and expectations of the property owners. Bob urged the homeowners to use the AMRTH request for any needs in the future. Keith's answering service phone number will be published in the newsletter. Bob met with the landscaper, and they are hoping to put out some detail of job expectations so that the homeowners will be kept in the loop. Units to be painted this year have been notified. Cottonwood tree removal is in the works. Twenty trees were removed last year, and we hope to remove 20 more this spring and an additional 20 in fiscal 2023 which starts after July.

6. Sandy Cooper asked what we are doing about replacing the trees. The landscape committee put together a number for the Spinner area which was rather high, we want to spend \$30-\$40 thousand for the whole neighborhood. This money is not currently in the budget for this coming year, but we do have funds coming from the Waters at Silver Trout. That money is currently in the executive board's hands and when they pay the expenses with this money, they are to share that with us on a per unit basis. We are expecting this money to cover our tree and bush replacement costs when we get it in hand. We are going to remove the trees now because they are doing damage and we hope to get the money from the executive board and start the replacements. We don't have a date to receive the money.
Julie Skeffington asked if when the tree removers are here could they remove a tree from behind her house at her expense. Bob asked her to send him a request so it's documented. Sue Boarman says she did not get a request from Julie for an extra tree removal.

Sally McGuire asked to have a tree behind her house that is affecting her terrace. Sally was asked to also send a request to Sue Boarman. Sue asked both homeowners to send the request

through the Landscape Committee. Bob said that the initial tree tagging was done only on the trees that were visible from the street. Both of these homeowners expressed that they would be happy to bear the expense if the tree removal people could just take the trees out.

Chris asked what the plan is on replacement of bushes. Bob says if it is an HOA maintained landscaping bed there will not be any irrigation there and the bushes will be replaced by mulch. Chris Jacobsen also asked about minimal irrigation. Bob says the HOA maintained beds will not have irrigation. If a homeowner wants to maintain the beds, the existing irrigation will remain.

Sandy Cooper questioned if we would water the new trees and Bob said that the watering will be only for a couple of years. Bob said that the beds should have drought resistant plantings, and once the plant is going the watering system will be turned off.

Bob Worthington questioned the damage done to the sod. The language in the snow plow contract says the company is responsible for damage. Some of the sod can be smoothed out and some will be reseeded. The town of Silverthorne has also damaged sod on the roads.

Julie Worthington asked about the light on the bridge that has been damaged. Compass Home agreed to repair the light under warranty. We expect Red Mountain to get with Compass and replace the light. Julie also requested the homeowners to self-pick up the trash the construction crews are leaving behind.

7. Alan Hale addressed fiscal 2022 financials and said the townhome financials are sound. The reserves are in 2-year laddered government securities. We benefited by Bob doing self-management for 6 months. MSI cost allocation has finally been corrected to be fairer. Fiscal 2023 budget calls for a 7% dues increase from \$470 to \$520 per month, depended on what the EB determines the amount of Commons dues. Operating dues have gone up 11%. Reserves have gone down somewhat due to the interest on the portfolio going from 0.5% to 2%. Building maintenance and repairs, painting, plus insurance are the main growth factors. Sandy Cooper questioned the schedule of painting to spread out the cost of painting. Bob says that there is no advantage to putting the painting schedule off, and perhaps weather and sun damage would compound. Bob Worthington questioned the life of the paint and stain perhaps from another manufacturer. Brian Kuske wants to study this, and Bob has some contacts that might give some useful information. Joel High says that in the distant past they tried an experiment of touching up paints sooner than the 4 year cycle and it wasn't successful.
8. Sue Boarman on Landscape Committee says they have had only one request for a hot tub to be added to a patio. The common element filings have had 5 signed and returned to the homeowners for filing with the county clerk. Three limited common requests are still waiting for homeowner signatures.
9. Stephan Horlak social committee
 - a. The AMR TH Social Committee will be coming out of hibernation in May
 - b. The monthly Men's cookouts will continue in mid-May.
 - c. We hope to have another Welcome New AMR TH Neighbor Cookout over Memorial Day.
 - d. The Monthly Euchre games continue on the 2nd Tuesday of every month. This month next Tuesday the 12th.
 - e. If anyone wants to store a Kayak, Canoe or SUP underneath the YC, contact Sheila at RMCM. The rental period starts July 1st.

- f. The next version of the TH Neighborhood Directory will be out in May. If you would like to be included there always is a link in the monthly newsletter.
 - g. There is also a social tomorrow in Frisco to raise money for the Forest Reserve, poker, black jack, craps.
10. The community manger is in transition to take over management. The outstanding requests will be attended to this spring.
 11. The Fly Line sewer lift pump has failed and a new transformer needs to be put in on top of the berm at Elaine's house. It should be done by June 1. We plan on using some of the Water's at Silver Trout money to make that berm presentable after the city does the transformer replacement.
We could never find anybody to repair the mailboxes, so Bob ordered a lock from Amazon and learned how to replace it himself.
The board decided that any improvements on your personal property do not need to be filed with the count.
 12. Executive Board is having a closed board meeting to finalize the budget Saturday. There will be an open meeting Monday. They will also talk about insurance.
 13. Heat tape can be turned off after April 30.
 14. Annual meeting is June 4, 2022 at 8 am. We have a 2 hour time spot. Homeowners may deny the budget at this meeting. The Executive Board meeting is that same afternoon at 3 pm.
 15. Next THNC meeting is July 7, 2022
 16. Meeting adjourned.