



ANGLER MOUNTAIN RANCH HOMEOWNERS' ASSOCIATION
Townhomes Neighborhood Committee (THNC) Meeting Minutes
THURSDAY January 6, 2022 5:00-7:00 PM MDT

1. Call to Order by Bob at 5:30 pm: - Zoom Call Quorum Established: In attendance Bob Cardwell, Chauna Carne, Alan Hale, Jeff Cooper, Brian Kuske
2. Homeowners in attendance: Stan Carne, Tom Andrus, Dave Nuernberger, Anthony Brady, Dale Jenson, Sue and Jerry Boarman, Lloyd Miller, Barb and Peter Thompson, Sandra Gorman, Herb Sutherland, Al Concordia, Randy Schaefer, Bill Paterson, Cory Dunick, Dan and Maria McDermick, Stephan Horlak, Mary Fowler, Judy Dunley, Bill Powers, Bob Worthington, Tim Holcomb
3. Agenda: Bob moved to approve agenda, Brian seconded. Nothing in addition added to agenda. Agenda approved.
4. December minutes: Bob moved to approve minutes, Alan seconded. Minutes unanimously approved.
5. President report-Bob; CM search will be reported later in meeting. Landscaper search has 4 bids, 2 interviews will be taking place next week using a scorecard we created to interview with. Bob asked for volunteers to participate in a Zoom interview next week. Sue Boarman volunteered and Bob requested any other volunteers send him an email and he will get you the contact information to participate. Bob will be meeting them directly at the Yacht Club so if you are in town you can come.
6. Homeowner Comments-Bob; Welcome to new homeowners Cory Dunnick that have just bought on 85Flyline in November. No other new owners spoke up and Bob says he doesn't know of any other townhomes for sale at the moment.
Dave Nuernberger commented on snow removal crews having no idea where the boundary markers are and they are just driving over them. He expects that the lawns and gardens are going to be really messed up after this as well as the irrigation system. Bob agreed that this is unacceptable and he will pass this along to Lindsey at Emore.
Bill Powers reports that the Raven Golf personnel have turned away AMR owners trying to dump their trash in the bins over there. Bob will get with executive board since they are the ones that put that in place and see what can be done. As an aside, the executive board will have an open meeting the last week of January we should be getting notices about that.
A question was raised about seeing that the new property management team offers a house watching service. An owner, Tom, had given Sheila a key and she was doing that service previously. He was trying to get his key back from her with no luck. Bob says when they took over the self-management Sheila told him she had no keys to turn over.
No further questions were asked by homeowners.
7. Committee Updates-Alan with finance. Financial reports are now on AMR website through the MSI portal. Alan will send anyone more detailed information if they contact him. The balance sheet reflects \$84,000+ in operating funds and \$1,052,000+ in reserve funds. The operating funds should grow between now and the May time frame which is the biggest single disbursement month due to the painting contracts. He had a very productive meeting with the RBC management team which is going to advise AMR on reserve fund investments. Reserve fund investment is controlled by a policy adopted by the association which has preservation of capital as an objective. We have a CD ladder as our investment guide. There is some light debate over whether government backed mortgage securities are allowed and the conclusion is that yes they are. The current holdings portfolio was ratified by the board. Excess reserve



funds at the EB level due to be allocated to us in the commons reserve study. This study said we need \$120,000 to be fully funded to take care of future common reserve expenses. We have \$283,000 on the balance sheet so there is \$163,000 in excess. The EB discussed possibly sending some of that money back on a per unit basis, but they decided not to do that at this time because there is an expense, we don't know the amount of in shoring up the east side of the pond. There is an engineering study being done at this point in time. We don't have an exact date for this study. Sheila has to get them to commit and then we should know the cost of repairs. Then the balance will be distributed back to the neighborhoods on a per unit basis. No further questions. We need to update the signature card at Pacific Career Bank account and RBC. The current signature cards are outdated.

-Sue with LDR committee; There has been one application in the last month and it was for topping a tree which was impeding the view. After much discussion the decision was made to remove the tree. There is a pending application for a deck extension that the homeowner needs to give more information which she is working with the vendor for this information. There are 7 applications in the past few years that extended into the LCE. To date 3 of these homeowners have signed their applications and she will contact the remaining 4 owners.

-Stephan with Social Committee; Lots of holiday activities in the Community Center with the decorated tree. Nothing planned for January for obvious reasons. Euchre will be canceled. Stephan volunteered to be on the Welcome Community. The Welcome package was revised and any new neighbors will get the package from Stephan. It's a perfect fit for the Social Committee to be in with the Welcome Committee.

-Jeff with Planning Committee; Discussions on gardens/ landscaping beds has been ongoing for a period of time. The planning committee did the research and gave the information to the THC to review and from that the THC put together our guidelines for the landscaping beds for the future which sets a baseline for standards and allows those that want to do more some guidelines. The board is looking to make a motion to ratify this document. Question were raised about the mulching, frequency and cost whether it is an operating cost or a reserve cost. The answer is that it will be included in the annual landscaping budget. The original estimate of \$95,000 for mulch was proven to be bogus as the information was based on a square foot price rather than a cubic yard calculation. Question was an owner has in the past taken care of his own garden, will he in the future be expected to do this and the answer is that in the new policy every garden will get the same basic treatment to keep a standard throughout the community. The garden beds refer to the beds that were with the unit when it was built and are included in the irrigation system. Gerry, who was on the garden research committee, has some problems with the final document and wants an executive session with the THC and his committee to validate what they sent to the THC. Bob agreed to this, but no date and time was set. As a result the board tabled the ratification of the garden guidelines until a future time.

-Search Committee-Bob; Jim Harmeyer is the chairman of the search committee for a community manager. Al says the committee met last night and they will put out a feeler and search for a community manager.

8. Self-Management report-Bob; no new homeowner requests. Outstanding homeowner request deferred until spring. Test reports for the 5 Back Flow Preventers were not turned over to the town of Silverthorne by the last community manager so we were in a bit of trouble due to the missing inspection reports. We did get these reports and one of the reports showed we had a leak and that leak has been taken care of. That leak was behind the sign on Bald Eagle.
9. Executive Board update-Bob; EB had a work session last evening where they talked about the Lake shore report, distribution of WAST money, insurance with full replacement at \$340/sq ft.



our insurance has been updated to reflect this dated December 1st through October 30th. The AMR rules had not been updated since 2007, the EB will distribute a draft of new rules and roles and responsibility charts at their meeting the end of January.

10. Old business-Bob; The back flow preventer on Bald Eagle behind the sign needs to be replaced and we have one quote and we are waiting on a second quote. That's going to be a multi thousand cost, somewhere between \$10,000 and \$15,000 to replace that and it will have to be done before the irrigation system is turned on. No progress on the mailbox key repair, a locksmith won't touch it since it is owned by the post office. The MSI charges have been resolved with the EB and we are now being charged correctly.
11. New business-Bob; Bob made a motion to allow Nik out of his third year contract. Alan said that we shouldn't let him out of this third year until we have a reliable replacement for him. Bob thinks he has replacements at a good price, but the consensus is to not let him go until we have replacements. Decision is deferred until the next meeting.
Units that are rentals must meet several guidelines and sign forms that are on the website and must be updated yearly. The homeowners are to self report to the HOA and the Town of Silverthorne.
12. Executive session not required.
13. Next meeting February 3.
14. Question was raised about the lantern on the bridge and the town of Silverthorne has a policy to not allow repairs in winter that use the public streets so the repair of the lantern is deferred until spring.
15. Adjournment motion offered by Bob and seconded by Brian.