

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 19, 2008**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 1:10 p.m.
2. **Affirmation of Attendance and Quorum.**
  - A. All Board members were in attendance: Jim Hafemeister (via conference call), Pat Wallace, Jack Schiller, Charles Williams, and Dodie Davies.  
  
A quorum was established.
  - B. Representing Mountain Managers were Eric Gill, Susan Witkowski, and Judy Freese (via conference call).  
  
Jim asked Jack to preside – he thought it would be easier than trying to run the meeting over the phone.
3. **Minutes from the 5/16/08 Board Meeting.** A motion was made, seconded, and passed unanimously to approve the minutes as written.
4. **Repair and Maintenance Report** was reviewed.
  - A. Tree removal by viewing stand (beetle kill) was mandated by the Town of Frisco. Eric explained that he did not know that this area was the HOA's responsibility. This area is now a conversancy but it was recently found that the HOA is still responsible for maintenance. When the trees were originally marked, nothing was done until it was discovered that the HOA must take care of this. The Town granted an extension and there were no fines. This area will need to be watched for maintenance issues. It was pointed out that it seems unfair that the HOA had to take immediate action while the Water Board seems to get away with not doing anything on their property. The viewing stand maintenance has been added to the MCR for Water Dance and Wooden Canoe. Eric noted that a Water Dance Board meeting was taking place following this meeting and he would bring up the subject of removing the viewing stand. The agreement will need to be checked to see if this is possible.
  - B. Trees on the Water Board side bordering Wooden Canoe's property were removed last year. The Water Board hired the Forest Service who cut down trees but left slash. Owners went in and cleaned up which resulted in the Water Board telling us that under no circumstances can anyone go onto their property without permission to remove/spread slash or cut down trees. A letter was sent requesting approval to go in one time and clean up the area (Eric has bids). The Wooden Canoe side is looking very good but the Water Dance side looks bad. This will be talked about at their upcoming meeting but they obviously want their area to look as good as Wooden Canoe's. Eric will continue to work with the Water Board – he has a good rapport with them. He'd like to propose that they have the Forest Service cut down trees and then have Tree Top go in and grind down stumps, spread slash, etc. This would lower the cost substantially.

- C. The letters that were sent to properties that need attention were brought up. It was noted that one home that needs a lot of work is in foreclosure. Eric stated that the realtor has been notified that the non-functioning fountain in the yard must be removed. The owner is 13 months in arrears and Eric explained the super lien that's in effect. Wooden Canoe is always in 2<sup>nd</sup> position. With the super lien, monies owed to the Association can be limited to 6 months. Eric explained that it's been his experience that the full amount is usually paid. Eric noted that the Association should not stick its neck out on getting this home looking better – the money will never be recouped.
- D. It was noted that the back island has voles and gophers and weed whacking needs to be done. All circles need grass and weeds removed from rocks/asphalt (pull or spray). Weeds growing out from the asphalt can cause pavement damage. Eric will see that this gets done and ensure that staff knows exactly what they are supposed to be doing.

5. **Financial Report.**

- A. July financials were reviewed and Eric noted where the Association was either over or under budget. Grounds were \$4,469 over budget year-to-date. This was mostly due to tree removal and spraying.

The balance in the checking account was \$4,965.52 and the money market account balance was \$35,711.38.

Delinquencies were discussed. As noted previously, one delinquent owner is now in foreclosure. The other has a history of paying late but does pay late fees and interest. It is anticipated (hopefully) that he will bring his account current again at the end of the year.

- B. 2009 Budget

Eric asked the Board if they wanted to go over the budget at this time or schedule another meeting after everyone has had a chance to review the numbers. It was decided to go ahead and look at the budget now.

It was explained that Mountain Managers prepared 2 budgets – one with the same dues structure and one with a dues increase. With the same dues structure, dues income would be \$57,216 and \$7,920 would be earmarked for reserves (total income of \$65,316). Expenses are estimated to come in at \$64,418. With a \$15 dues increase, dues income increases to \$67,116 and \$7,920 would still go into reserves.

The original plan was to budget a \$5 per year dues increase to keep up with the cost of living. Is \$15 too high? Should the difference be split and do a \$10 increase?

There were a couple of items on the 2009 budget that appeared way out of line compared to the 2008 budget. Eric explained that on snow removal, there was no hauling necessary last year. The snow was continually pushed back and this worked even with the heavy snowfall. However, who know what will happen next season? Grounds were budgeted at \$6,000 for 2009 based on last year's actuals less 50% to account for the tree removal. Whether or not it will remain this high isn't known. It was felt that it would be better to leave the high number and if it's not needed, there will be a little extra leeway in the budget.

The ponds were discussed – In the long run, would it be beneficial to eliminate the ponds and just have a stream? This would eliminate fish and cut down on maintenance. Pat thinks it would be very expensive to do and everything should be left as is for now. This is something that could be considered when it comes time to replace ponds. It might be possible to eliminate one pond and a time. It was decided to solicit owner opinion at the next HOA meeting and see how owners feel about the issue.

Other suggestions were to retain the ponds but eliminate the fish. This would save some money since aerators would be optional, the ponds could be drained every year and snowfall would fill them up again, and you wouldn't have to worry about killing algae or shocking whenever necessary without fish to be concerned about. The ponds could simply be drained and filled in with rock.

- C. MCR – Eric reviewed some of the items. The viewing stand has been added at \$1,500 every 5 years (Wooden Canoe pays 59%). Staining is scheduled every 5 years and seal coating every 4 years. Eric noted that every 3 years might be considered. There is not much scheduled for 2009-10 – primarily staining of the fence and post replacement.

Problems with the dumpster enclosure were discussed. Snow blows in, melts, and causes a sheet of ice. Pat will board up the lower 6" which may help. It was also noted that the doors are too narrow (both width and height) which makes them subject to excessive damage. Drainage is poor inside the enclosure; the outside pad does drain. The roof drains over the entrance doors causing treacherous conditions. The enclosure is not commercial grade and at an appropriate time in the future, the Association will need to consider a better engineered enclosure. This will most likely be in three to five years.

Eric asked if \$5,000 should be added to the MCR for removing rocks from pond pumps. Pat has been talking with Clearwater out of Breckenridge and they will start a log on amp readings which can hopefully predict pump life and when replacement will be necessary. It's not foolproof but should allow for pump replacement during off season. There are no rock problems in the front pond and it has been discovered that the rock in the back pond pump is not a big problem. It should be OK to leave it alone until pump replacement is necessary. Pat thinks that more money should be allocated beginning next year to add additional rock to both ponds

and start introducing plants in both areas. The water supply line to the back pond ruptured and is currently non functional. The pond is filled using a hose from the doghouse. This could continue if funds need to be cut back. Pat also noted that most of the water loss was due to the ruptured line and not to another leak. To replace the line would cost about \$5,000. The front pond should probably also be done but is not necessary at this time.

Pat noted that the air compressors on aerators need to be re-built next year. Pat will purchase the kits and do this the first time and see if it's something that Mountain Managers' employees can handle. This needs to be done every 2 year.

- D. A motion was made, seconded, and passed unanimously to approve the 2009 budget with a \$10 dues increase effective 1/1/09. A notice will be sent to all owners well in advance of 1/1/09.

6. **Old Business**

- A. Rules and Regulations. The proposed Rules and Regulations prepared by Mountain Managers and forwarded to the Board in May were briefly discussed. A motion was made, seconded, and passed to adopt the rules as written. The Rules will be sent to all owners with the dues increase notice.
- B. Staining of homes on lots 3 and 34. Both owners have been notified that their homes are in need of staining. Neither owner had replied to repeated requests. It was resolved to follow through and make arrangements to have the homes stained if the owner did not do it. {Note: an e-mail from Betsy Burton on 9/24/08 stated that the home on Kokopelli (lot 3) is in the process of being painted. This leaves only the home on Wooden Canoe Lane (lot 34)}. Mountain Managers will obtain 2 bids and send them to the owner with a letter notifying them that the painting will be done and the amount assessed to the owner if they do not comply in a timely manner. It is hoped to have this done this year. An e-mail will be sent to lot 34 asking them to contact Eric ASAP regarding the painting.
- C. Pat mentioned that some maintenance items are not being done as planned. The ponds haven't been skimmed in 2 weeks. When the skimming is done it's being done on a Sunday. It was specifically requested that pond work be done during the week so they look good for the weekends. Eric will discuss with staff and get this corrected.

Weed whacking is also not being accomplished. Eric stated that he didn't know that Mountain Managers was supposed to weed whack from the trail toward the water feature in one location mentioned by Pat but this will now be done. He has instructed staff to weed whack to a foot past the rocks. Eric will give his staff new instructions on where to weed whack and will ensure that it is done on a regular basis.

7. **New Business**

Tree removal on lot 53. Some trees have been removed and the owner refuses to remove any more at this time. Dead or dying trees are at the edge of the property and do not appear to pose any threat. It was resolved to wait and watch and address this issued again next year if necessary. If Board members see the owner, they will talk to him and explain that the trees in question are on the easement and they are his responsibility, not the Town's.

8. **The Next Board Meeting** was scheduled for 1/2/09 at 2:30 p.m. with the HOA meeting to follow at 4:00 .p.m.

9. **Adjournment.** There being no further business, the meeting was adjourned at 2:55 p.m.

Signed:

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Jim Hafemeister, President

Date

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Judy Freese, Recording Secretary

Date