

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
JUNE 26, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:05 p.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance either in person or via conference call were Jim Hafemeister, Pat Wallace, Charles Williams, Tod Hunt, and Keith Bilisoly. A quorum was established.

Also in attendance were owners Philip Sanderman (555 Water dance Drive), Dodie Davies (525 Night Chant), and Paul Lewis (520 Kokopelli).

Representing Mountain Managers were Phil Wells and Judy Freese.

3. **Owner Forum.**

Dodie is in the process of selling his unit and has had an issue with the “transfer fee” that was approved at the 2004 annual meeting. The purchaser is contending that if it’s a “transfer fee” it should be paid by the seller. The minutes clearly state that the fee is to be paid by the buyer. The intent was for a one time working capital contribution and this has been collected upon the sale of units since 2004. Since others have paid, it would be unfair to waive collection of the fee. The reserve contribution for new buyers was not added to the Rules and Regulations when it was approved. A motion was made, seconded, and passed to add this to the Rules for clarification.

4. **Approval of Minutes from the 3/6/14 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report** covered the period of 2/14 through 5/14. There was one item – reimbursement to Pat Wallace for chemicals. It was explained that when Pat orders chemicals all at one time, there is no shipping charge.

6. **Financial Report.**

- A. May financials were reviewed. Income was ahead of the budgeted amount by \$7,138. On the expense side, heavy equipment snow removal was over budget. All other items were close to or under budget. Overall, the HOA was \$460 under budget on expenses through May and showed a positive net of \$7,598 year-to-date.

The balance in the checking account was \$19,115.63 and the balance in the money market was \$91,468.01. All accounts were current.

7. **Old Business.**

- A. Kaba Simplex Lock Options were looked at. Pat noted that the side door on the dumpster continues to be an issue. One solution would be to switch to a mechanical lock; no batteries. The Simplex 1041B 1000 at \$337.90 may be a good option. The offset will be checked to make sure the lock is compatible before ordering. Pat will get the information to Mountain Managers.
- B. Joint Picnic: There were very few responses to the survey that was sent out. The Board opted not to pursue. It was noted that Water Dance also opted not to go ahead with a joint picnic this year.

- C. County Commissioners meet on the 2nd and 4th Tuesday of each month at 1:30 p.m. Meetings are held in the Commissioner's hearing Room, 208 E. Lincoln Ave – 3rd Floor, Breckenridge. CDOT meetings are held in Denver but if owners can get the County Commissioners' attention on issues such as the noise barrier, speed limit, etc. this could help. Numerous letters have been written to CDOT with very little response. Alexandra Fortner wrote a letter as well. She is selling and the buyer is very interested in these issues. Dennis Clauer is the broker for the sale and will be contacted. Paul Lewis will get a letter for owners prepared and send it to Mountain Managers for e-mailing to all owners.
- D. Pat spoke about the ponds. Pond #1 is up and running. Pond #2 required a new electric motor and controller box to drive the motor. This was installed but there are still some issues with the equipment. Pat also noted that 3.5 tons of gravel were added to Pond #2 and more will be still be added to various spots Pat is still researching the cost to replace liners or to turn the ponds into streams only. He should have more information by the next meeting.

8. **New Business.**

- A. Overnight street parking continues to be an issue at 520 Night Chant Lane. No letters have been sent to the owner for the past 2 years regarding parking. If there are issues, they need to be reported to Mountain Managers.
- B. Pat noted that during the walk around, it was found that the grounds were only in fair condition and brought up the possibility of subcontracting landscaping work. Mountain Managers would like to get out of the landscaping business but the cost to subcontract would be high and not feasible. The landscape crew will personally be walked through everything they are expected to do. If this does not solve the problems, subcontracting landscaping can be reconsidered next year. If this becomes necessary, Mountain Managers may be willing to pay ½ the cost and will negotiate with the Board if needed.
- C. Pat noted that he is considering draining and cleaning the ponds since this has not been done in many years. If it is decided to do this it will be done in the fall and winter snows will fill them back up. It should take about a week to pump the ponds out and the cost should be relatively low.

8. **Schedule Next Board Meeting:** The next meeting will be on September 18, 2014, 4:00 p.m. at Mountain Managers.

The Board regrets the passing of Richard (Dick) Masica in June in Arizona. Dick was a Wooden Canoe owner for many years and served on the Board and on the DRC. He will be missed.

9. **Adjournment.** A motion was made and seconded to adjourn the meeting at 5:36 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED: _____
Approved via e-mail 7/9/14
Jim Hafemeister, President Date