

Cabin Creek HOA

2016 Winter Meeting Minutes

December 18th, 2016 – 5:00 PM MST

145 Sunset Drive Unit # 2

Attendance:

Owners Present: Annette and Fred Barta, Ed Carter, Joann and Bruce James, Elaine Cowger, Gail and Angus Morrison, Mike Shult

Owners Present via Teleconference: Bob Starekow and Joe Wenner

Alpine Edge Representative: Steven Frumess

1. Design Options for Base/Decks of Buildings

The meeting began at 5:05 PM with Mike Shult giving his presentation of the exterior improvements for metal siding.

Mike begins by giving an introduction about his background.

Mike then asks the homeowners if there are any other siding improvements that are going to take place and what is the scope of work you are looking they are looking for?

Fred explains that we will be doing spot siding repairs on all three buildings to replace old or damaged shingles.

Fred further explained we are interested in adding metal siding to decrease the maintenance of siding repairs for the future.

Mike then suggests that if we are going to add metal siding we should use a flat metal panel rather than corrugated metal.

He then suggested that the best option for what we're looking to do would be to use a horizontal Doug Fir or cedar in 2x 12's for the lower base of the three buildings.

He suggested that wood panels would be the most cost effective option and serve as a nice base for the building.

His suggestion would be a very obscure feature to the building and not considered a design feature since it would only be on the very lower portion of the building.

Mike then mentioned that another option would be a pre-finished panel that would rust.

Mike pointed out that metal would be approximately half the cost of stone but 2 to 3 times the cost of wood.

Fred then asks what Mike would recommend with the Flat Metal.

Mike says if he were to do metal he would do a race stripe surrounding the buildings however if it were his building he would 2x12 of the wood around the base.

Fred asks what it would cost to do a design of the metal and Mike explains to do a computer design it would most likely be around \$1,200 - \$1,500, but he could put something together in a more cost effective way by doing everything with his camera, rather than do a computer design.

Fred then asks Mike what he think about the overall building.

Mike says homeowners could improve the sky light windows if he were to improve on anything. He then mentions it would be approximately \$20,000 - \$30,000 worth of work per window to replace skylights for a normal structured window.

He change the windows to newer glass that is more efficient and functional.

He then said this would be a design project first and then a construction project.

2. Election of Directors

Ed was initially the only nominee for the Board, but Gail Morrison had volunteered for Secretary and Bruce James for Treasurer for staggered terms. Ed, Gail and Bruce were confirmed for Board positions.

3. 2017 Budget Review

Bruce brings up that there is currently \$3,500 in the operating account and an \$11,500 in savings from the capital expenditure roofing project.

It was discussed that this savings from the roof project could be used towards the 2017 capital expenditures.

Alpine Edge explained that the roof snow removal line item should be performed by Tuner Morris since they installed the new roof membrane.

Bruce James suggests that the savings could be used towards the 2017 capital expenditures. During this discussion, it was suggested that a minimum savings balance of \$5000 be maintained.

A motion is set to approve the 2017 proposed budget and it is seconded By Gail.

4. Exterior Improvements

Fred then discusses how we should proceed with the exterior improvements in Summer 2017.

It's agreed that we will install 2x12 cedar planks for the base of the three buildings, including the deck areas rather than metal panels. A motion is made for this and then seconded.

AE will meet with the wood work company and get wood work cost estimated updated to include cedar for the base of the three buildings, including the deck areas.

Fred then made a motion to do the siding, painting, signage, trash enclosure and seal coating of the parking lot detailed on the capital expenditure spread sheet that AE provided. During discussion, it was estimated that all these improvements could cost \$80,000. A motion is seconded to take care of these items in the Summer of 2017.

AE will provide a final cost estimate for the Summer 2017 repairs and an email vote will be used for final approval and determination of owner assessment.

Bob makes a motion that at the Boards discretion reserves can be used for seal coating and signage to help lessen the expense of the upcoming special assessment.

Ed Carter seconds this motion.

5. Hot Tub

Fred then bring ups the hot tub discussion and the recent Colorado Laws of 2015.

Fred explains that he had contacted Maximum Comfort and discussed the new rules and pricing that he understood from the hot tube company.

The homeowners all agree that we should further investigate this new law and then decide how to proceed.

It was also suggested that homeowners could purchase their own hot tubs for their rear decks and use it as a private hot tub so the association does not have to comply with the recent change of law.

Bob then explains that we need to get a head rest and back rest for the hot tub.

AE said they will contact Maximum Comfort to purchase the head rests.

6. SB100 Policies and Reserve Policy:

It was decided that the HOA is NOT interested in pursuing a formal reserve study. Homeowners would like to keep the verbiage open, so that it is at the discretion of the board, if they decide to pursue a formal study. The SB100 policies have been approved by the Board and homeowners.

7. Adjournment

The meeting adjourned at 6:30 pm.