

Wooden Canoe
Homeowners Association
Annual Meeting
Minutes
December 21, 2022

Call to order/ Certification of Proxies/Determination of Quorum

The Wooden Canoe Homeowners Association annual meeting was called to order at 4:00 p.m. by Board President Rich James at the Summit County Senior Center, 83 Nancy's Place, CR 1014 Frisco, Colorado.

In attendance were Owners; Charles Williams, Lot 26; Rich James, Lot 47; John Broker, Lot 34; David Rardon and Karen Mahakian, Lot 16; Barry Hennegan, Lot 4; and Dee James, Lot 47, also representing the Design Review Committee (DRC). Manager Michael (Mike) Reed was also present representing Reed Property Management as the Manager.

Mike certified eight (8) proxies. Joel Peterson, Lot 3; David Lamb, Lot 22; Terry Reed, Lot 30; Karla Given, Lot 23; James Hafemeister, Lot 37; Bruce Douglas, Lot(s) 35 and 36 (two votes), and Laura Taylor, Lot 49.

There were 13 total participants represented so there was a quorum.

Approval of Previous Meeting Minutes

Upon motion, duly seconded, the annual meeting minutes of December 27, 2021 were unanimously approved.

President's Report

Rich James reported that much of the Board's time this year was spent on monitoring the entryway project as well as the work of the Design Review Committee. The Board also worked on revising the parking rules and trying to fix the area in front of the dumpster.

Rich thanked Laura Taylor for her work as the treasurer, especially in obtaining better rates for the Association's investments. He also thanked Nancy Reed for her service on the Board. She has resigned and John Broker has been appointed by the Board to serve her remaining term.

Rich also explained that Charles Williams has been working with a committee with the Water Dance Homeowners Association to update the Water Dance Master Association's responsibilities per the original governing documents. As a result of that the Master Association will now be responsible for overseeing and budgeting for the work on the common elements. He thanked Charles for his work.

Rich finished by thanking all the Board members for their hard work this year.

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Design Review Committee Report

Dee James from the Design Review Committee reviewed several projects this group worked on in 2022. These include construction, landscaping and painting. Everything seems to be moving along in good shape.

Repair and Maintenance Projects for 2023

Manager Mike Reed of Reed Property Management noted that there will be a repair to the asphalt apron in front of the dumpster garage in the spring. He said there are repairs that will be done to the perimeter fencing as well. The stop sign on Night Chant will be repaired in the spring and the snow plow company will pay for it. Mike said the Master Association is working on a plan to replace all the rotting traffic and light poles. He said they are also researching updating all of the signage and lighting on the common areas to tie into the entryway project.

Rich noted that owners of homes on the cul de sacs need to be aware that there is a 10 foot easement on their properties for utilities, road maintenance and snow storage.

Financial Review

Rich reviewed the financials that were distributed to everyone in the meeting packet from Reed Property Management. The balance sheet and profit and loss statement show that the association is in good financial shape. It appears that through October the budget will be underspent by \$5500.

2023 Budget Review

Rich reviewed the proposed budget for 2023. Costs will increase in some categories, but decrease in others. The budget was sent to all owners prior to this meeting. Most importantly there will not be a dues increase for the coming year.

There was no opposition to the proposed budget from the owners, therefore the budget being previously presented was ratified.

Master Sign Committee

Rich explained that there was a sign committee made up of representatives from both project associations (Water Dance and Wooden Canoe) which worked through the process of the design and installation of the new sign and landscaping at the entryway. He and Charles represented Wooden Canoe.

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Old Business

Proposed Amendment to Summary of Parking: Rich explained that the association's parking regulations are spread among several of the governing documents. The Board adopted a summary of parking document last year, but discovered it didn't adequately address the new high profile type of van. At its' next meeting the Board is reviewing an amendment to the summary to include "vans" including high profile vans as vehicles that can be parked in a driveway.

Schedule Next Annual Meeting

The next annual meeting was scheduled for December 20, 2023.

Election of Board Members

Upon motion, duly seconded, Barry Hennegan was unanimously re-elected to a three-year term as a Board Member.

Adjournment There being no further business the meeting was adjourned at 4:59 p.m.