

# WOODEN CANOE OWNER'S ASSOCIATION

## 2025 ANNUAL HOMEOWNER MEETING MINUTES

December 17, 2025 – 3:00 PM MST

[Virtual via GoToMeeting](#)

### Wooden Canoe Board of Directors

- Barry Hennegan
- Dawn Larson
- Scott Sims
- David Harnett
- Aaron Stewart

### Alpine Edge Representatives

- Taylor Edmonds – HOA Community Manager
- Erik Keefe – HOA Director
- Jessica Martin – HOA Dir. of Communications

### **I. Welcome**

- Roll Call; Determine Quorum
  - A quorum was met with at least 20% of owners represented at the meeting.
  - The meeting was called to order at 3:02 p.m.
- Introduction of Board and Management
  - The current board and management team were introduced to the owners.

### **II. Financial Review**

- Review FY2025 Year-to-Date Financials
  - Account Balances
    - Operating account balance: ~\$56,000
    - Reserve account balance: ~\$196,000
    - Interest income earned on reserves totals approximately \$7,000.
  - Alpine Edge reviewed the October year-to-date financials, focusing on notable variances.
    - An \$8,000 unaccounted balance related to historical design review and construction compliance funds was written off and reclassified as income due to incomplete prior records.
    - Operating expenses are generally under budget, with only minor unplanned expenses.
    - Fire mitigation work conducted by the Master Association totaled approximately \$20,000, with 50% covered by a grant. This expense was not budgeted but is not expected to recur at this level.
    - Snow plowing and trash services remain on budget.
    - Legal expenses exceeded budget due to recent changes in Colorado HOA legislation requiring policy updates.
    - Management fees were under budget for the HOA from going without a management company in January 2025.
  - A request was made for more frequent financial reporting, and Alpine Edge will discuss options with the Board

- FY26 Budget Ratification
  - The proposed 2026 budget includes a 7.5% dues increase, raising annual dues from \$2,000 to \$2,150, effective January 1.
  - Increases reflect rising costs for insurance, maintenance, trash services, and legal compliance.
  - The reserve contribution remains unchanged at \$8,400.
  - The budget was ratified, as no veto was presented by 51% of the membership.

### III. New/Old Business

- Fire Mitigation Discussion
  - Rich James raised concerns regarding the lack of communication from the Master Association about the fire mitigation invoice.
  - Management acknowledged the issue and noted that improved communication is anticipated now that Wooden Canoe board members serve on the Master Association board.
  - John Schroer expressed concerns regarding mistletoe removal from the trees and the importance of the trees as noise buffers.
  - Alpine Edge will bring the mistletoe and fire mitigation concerns to the Board for further discussion.
  - Resources from Summit Fire and other free fire mitigation assessments were discussed. The HOA will look into lot specific mitigation efforts, opposed to the common area mitigation that was done this summer.
- Design Review Committee/Process
  - Homeowners were reminded that all exterior projects require Design Review approval per the governing documents.
  - Any changes to approved plans require re-review.
  - Design review guidelines are available online.
  - If you are unsure whether or not a review is needed, please ask.
  - A call for volunteers was made to join the Design Review Committee.

### IV. Open Forum

- Approval of 2024 Annual Meeting Minutes
  - **Motion:** There was a motion to approve the 2024 Annual Meeting Minutes, which was seconded and passed unanimously.

### V. Board of Directors Election *(one seat; 3-year term)*

- Elliott Stewart was the only candidate for the open Board seat and was elected by acclamation.

### VI. Next Annual Meeting Date

- The next meeting is scheduled for December 16th at 3:00 PM.

### VII. Adjournment

- The meeting adjourned at 3:41 p.m.