

MEETING MINUTES

**FRIDAY, JULY 26, 2019 AT 9:00 AM
CORDILLERA ADMINISTRATIVE BUILDING
EDWARDS, CO 81632**

MEETING OF THE MEMBERS OF ALQUEZAR HOMEOWNERS ASSOCIATION, INC.

A meeting of the members of the Alquezar Homeowners Association, Inc. (the "Association") of Eagle County, Colorado was called and held on July 26, 2019 with the following persons present and acting:

ATTENDANCE:

DiTorro, John - President
Maddox, Joy – Secretary
Murphy, Melissa – Vice-President
Kuich Nannette – Treasurer

DiToro, Donna
Kuich, Nick
Uremovich, Milan
Carey Birch
Judy McBride

Proxy: Nathan, Robert & Leslie
McBride, Bruce & Judith
Elliott, Elizabeth
Kreider, Jack & Diane

Guests: Kim Clinco, Association Accountant
Kerry Wallace, Association Attorney
Rachael Oys, General Manager of the Cordillera Metropolitan District

CALL TO ORDER

The meeting was called to order at 9:02 am, Colorado time. There was a quorum present of members to conduct business of the Alquezar Homeowners Association, Inc. Introductions were made of those present.

APPROVAL OF MINUTES

The minutes from the prior annual meeting held on July 18, 2018 were reviewed. John DiTorro moved to approve the minutes with the addition of the membership approval for the repair and replacement of the common area stairway. Nanette Kuich seconded the motion. All members present approved the minutes with the addition as noted.

PRESENTATION

Rachael Oys of the Cordillera Metropolitan District provided an update to the homeowners regarding speeding and other vehicle violations as discussed at the 2018 annual meeting. Ms. Oys reported the Metro District is working with McDowall Engineering to make changes to reduce speeding within Cordillera. The Metro District will be installing speed bumps in high traffic areas. It was noted, the Sheriff's Department has full authority on Squaw Creek Road and the roads in Cordillera. Rachel also reported they will be adding stenciling to the road in areas, indicating the speed limit; as well as adding additional signage. CMD is tracking anyone that is speeding 8 mph over the posted limit. They are making courtesy calls to owners in violation of the speed limit, as well as meeting with subcontractors working within the community.

Milan asked for an update on the All Points North Lodge. Ms. Oys reported the owners are remodeling the lodge building to include flooring, painting, bathroom remodels and updating the heating and mechanical. Rachael noted they have met with the contractors of the project.

John asked if the rehabilitation center was acting as an in-patient or an out-patient facility. He noted the original agreement referred to the center operating as an out-patient facility. Homeowners are concerned the patients are staying in the lodge and having treatments in the old Slifer building. It seems they may be operating as an in-patient facility. Rachel will review with All Points.

All Points North Lodge currently has a lawsuit that is still active against the CPOA, CMD, several individual homeowners and certain homeowner associations. Alcazar is listed as a support of the class-action lawsuit with Tom Wilnor. It was noted, 3 of the 5 board members approved that the Alquezar HOA be included as part of the lawsuit. Discussion was held regarding homeowner concerns the Board majority vote should have been communicated to the entire membership.

John mentioned some of the trash issues he has observed within the Alquezar community. Overflowing trash cans can be a concern with bears. The trash cans should only be outside between 7:00 am – 7:00 pm on trash day. All cans must be closed and the bear latches activated. If any homeowners have more trash than can safely fit in your container, there are dumpsters available behind the Cordillera Maintenance Building. If you need new trash containers or your latch repaired, please contact Vail Honeywagon.

Melissa inquired about recycling as she was uncertain on the items that can be recycled. For additional information, there is a detailed link on the Vail Honeywagon website at www.vailhoneywagon.com; or 970-476-3511.

Melissa thanked Rachael for the efforts of her and her staff to better the Cordillera community.

BUSINESS

Kerry provided an update on the lien that is currently in place for homeowner, Michael Weisser. Kerry reported the lien was first filed 6 years ago. Each year Kerry updates the lien amount. If Michael sells his home, Alquezar will be able to collect the entire amount, with interest and late fees.

Discussion was held regarding dog waste. Homeowners were reminded to please clean up after their dogs and also please remind any guests and renters. Not only does keeping the community free of dog waste enhance the beauty; it is a law within Eagle County and fines can be imposed.

Homeowners are reminded of the exterior light requirements within Cordillera, as all outside lights must be turned off by 10:00 pm.

FINANCIAL REPORT

Kim Clinco, Association Accountant, presented financial reports of the Association as of June 30, 2019. She reported the Association to be in good financial condition. Ms. Clinco briefly reviewed the line items shown, and reported the Association is projected to stay within the operating budget for 2019.

Ms. Clinco noted at the beginning of 2019, the Association had \$36,976 allocated to the capital reserve fund. The reserve fund is not fully funded at this time due to the outstanding accounts receivable balance of \$9,143 incurred by Mr. Weisser. The current cash balance in the reserve fund account is \$32,598. The current balance for 2019 reflects \$4,765 allocated to the reserve fund for the year.

A review of Weisser's past due account was discussed.

The 2020 proposed budget was reviewed by the members present. The proposed budget reflects the annual per owner assessment of \$500 to remain the same. \$4,945 is budgeted for allocation to the capital reserve fund. Discussion was held.

Melissa inquired if there is a need for a large balance of the reserve fund. Discussion was held and Nanette noted the funds can be used for any legal issues that may arise and improvements within the community.

A suggestion was made to have the community stairs and walkway shoveled during the winter. The members agreed to hire a service to shovel the snow. John noted he is currently researching the cost to

improve and update the stairs and walkway, as there are funds available for the project. Nick requested railings be installed on both sides of the stairs.

Milan asked Melissa about the holiday lighting as discussed at the 2018 meeting. Melissa reported she did a lot of research and received an estimate of \$5,000, but was concerned about the dark night policy so did not pursue for the 2018 holiday. Melissa will research further for the upcoming holiday and is hoping to include lighting and decorating of the entrance sign of the HOA.

Melissa moved to approve the additional railing and limited holiday lighting around the entrance sign. Milan seconded the motion and was unanimously approved.

Melisa moved to approved the 2020 budget as presented, John seconded the motion and was unanimously approved. The 2020 annual assessment amount for each owner is \$500.00.

John will send a newsletter to the owners updating everyone on the issues discussed at the meeting.

Milan thanked Melissa for the successful block party this summer. A suggestion was made maybe next year organize as a brunch or lunch. A brunch may be a better option to avoid the afternoon showers. Discussion was also held to host a gathering at the Café or the trail head. Melissa noted she was going to send a survey to the homeowners to ask for suggestions.

BOARD MEMBER ELECTION

The terms for Nanette Kuich and Joy Maddox expired at this annual meeting. The membership unanimously approved the election of Milan Uremovich and Sharon Finnin to the Board of Directors for a 3-year term. The following list are the current member of the Board of Directors of the Alquezar Association.

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|-------------------|---------------|--------|----------------|
| • John DiToro | Term Expires: | 7/2020 | President |
| • Beth Johnson | Term Expires: | 7/2021 | Vice-President |
| • Melissa Murphy | Term Expires: | 7/2021 | Vice-President |
| • Milan Uremovich | Term Expires: | 7/2022 | |
| • Sharon Finnin | Term Expires: | 7/2022 | |

ADJOURNMENT

There being no further business to come before the membership, Mr. Uremovich moved to adjourn the meeting, seconded by Nanette Kuich. The meeting was adjourned at 10:09 am, Colorado time.

Respectfully submitted,

Kim Clinco
Rocky Mountain Accounting Services, Inc.

Alquezar Homeowners Association, Inc.