

Upper Village Homeowners Association  
Board of Directors Meeting  
Saturday, December 2, 2006  
Pine Ridge Meeting room 9:00 am

I. Call to Order at 9:10 am. Attending the meeting were the following:  
Dave Hartman, Manager  
John Lindgren, Susan Rippe and Steve Carr, Mitch Weiss ,  
Board of Director officers. (Mr. Wayne Hoecker, resigned and  
did not attend).

II. BOD Meeting minutes from the August meeting were approved, after some  
discussion. Steve motioned to approve and John seconded.

The minutes from the Annual Meeting were reviewed at great length. Several  
issues came to the front for discussion. Mostly regarding the bylaws and decs  
that did not get updated this year. Steve Carr said he would take the heat from  
the membership because he did not have time to do anything with it. Dave said  
that he remembers talking to Steve about it, but thinks there may have been  
some confusion as to who was actually going to contact the attorney. Mitch noted,  
e-mail was the best way to contact Myra, in his experience . Susan noted that she  
was disappointed we had not made any progress. She also noted, that her last  
name was misspelled and requested it be corrected in the final draft. The  
minutes were then approved, after Steve motioned to approve and John  
seconded the motion.

III. and IV. Managers Report of Old Business by Dave Hartman:

A. Dave reported that all pathways and lights were operational. A few  
light bulbs needed replacement, but otherwise all were fine.

B. Pine Beetle Spraying was completed around the pool area. He noted  
that everyone is concerned as it is moving in fast. Mitch commented  
that the Grand Lake area has been hit the worst and it is spreading. John  
stated that we need to continue spraying and should consider it being an  
on going cost to consider. Susan asked how much had we spent so far  
on the spray. Dave said it was \$600 for this year, and that did not include  
removal of dead trees.

C. Collections: Winterpoint and Highlander were currently paid up and  
all others were also paid in full to date. Steve said he wanted to know  
about the new tent cover before discussing financials, and Mitch, John  
and Susan agreed. He mentioned that liens that had been filed were  
released upon receipt of payment from Highlander.

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D. Tent: New winter tent was installed in November. Cost was slightly under the \$25,000 the board approved in August. Invoice attached to financial statement shows \$24,009.56, of which \$9,000 was paid already. He said that the tent is much bigger, and now people do not have to stoop to get inside. He also said the vent fan is helping with the fog and drip problem we had before. The tent also came with an airlock feature to help keep warmth insulated and air out. Not sure if it will help with the utility bill or not, but in theory it should. Dave stated that he hoped we can get 20 years out of it, provided there is no unusual stress or damage during its lifetime. Susan asked about the boilers function. He said that they were okay so far, but that he did have a broken water pipe to repair, and since it was caught early, it was not costly as it could have been. Dave also noted that before the one end of the pool could not be cleaned easily: someone would physically get into the pool to clean, but now, the entire perimeter could be walked around and inspected and more easily cleaned.

E. There was a small discussion regarding new hot tubs. Steve and Mitch suggested we table that issue. Steve reported that he had not heard from any membership regarding the pool committee, with the exception of the report Fran Taylor made last fall. Susan noted there is nothing to compare it to, and that she thought there were members who were wondering why we had not gotten a new hot tub yet. Steve said that he was on the pool committee, and he thought that everyone had sent information to a member named Karen, who was going to call everyone back and get going on it. Steve said as far as he knew, no one had contacted him, and thought he heard she had moved out of the membership. Dave said he had contacted Valdora about pool ideas, and that he was told they may end up building their own pool.

G. Budget: Dave reviewed the budget and explained that since we had engaged the attorney, and overage in utility estimate, we were currently under budget by \$6,670. This could very well disappear if November and December bills were unusually high. Noting, that the financials went through October 31st. The operating expenses were \$17,862 and the reserves through 10/31/06 were \$83,450, which would drop to approximately \$73,000 after complete payment of new tent cover.

1. Dave noted that pool use was strong and that his costs to keep attendants are going up. He said that his figures were showing a \$600 loss, approximately. Steve suggested that he work up a detailed profile, and submit it to the board so we could review it soon. Susan and John agreed that Dave should not be doing this at a loss. Mitch agreed.

2. Dave noted that the pool hours were as follows:  
2:00 pm to 9:00 pm 7 days a week in Winter  
10:00 am to 5:00 pm June  
10:00 am to 6:00 pm July & August  
(Subject to change at managers discretion)

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## V. New Business:

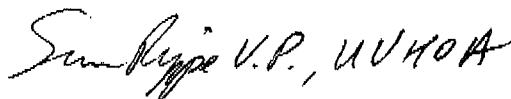
A. Decs and bylaws: Steve said no one in the membership had called or contacted him with any suggestions on the work he did last year. He promised to pick up where he left off. He said he would tell membership it was his fault that it did not get done. Susan said we should have the attorney do both the decs and bylaws together, and review them before next year. She also mentioned the allocation chart should be attached to the documents, showing the SDI & SDII division that was not on the old chart.

B. Mitch asked if Dave had any new projects in line, and Dave said none that he knew of presently. He did point out a document sent to him from Chimney Ridge regarding insurance questions. Mitch said he thought that should be handled by the Chimney Ridge HOA.

C. The board decided to meet on Friday afternoon or Saturday before the next annual meeting in December, to be determined after the upcoming election later this morning.

VI. Adjournment: At 10:15am, Steve motioned to close the meeting and John seconded the motion.

Respectfully submitted,

Handwritten signature of Susan Rippe in cursive script, followed by the text "V.P., UVHOA".

Susan Rippe  
Vice President  
Upper Village HOA