

**UPPER VILLAGE HOMEOWNER ASSOCIATION  
ANNUAL MEETING  
December 2, 2006**

I. Call Meeting to Order

The Upper Village Homeowner Association Annual Meeting was called to order by Steve Carr at 10:40 a.m. on December 2, 2006 in the Pine Ridge Conference Room.

Board Members Present Were:

Steve Carr, President	Susan Rippe, Vice President
Mitch Weiss, Secretary	John Lindgren, Member at Large

Members Present Were:

David Hayutin, Trails End  
Gerry Stuart, Trails End  
Rick Clugston, Los Pinos  
Cheryl Moskal, Chimney Ridge Townhomes  
Patricia Powell, Highlander and Winterpoint II  
Michele Kutchin, Wedgewood Mews  
Todd Phillips, The Retreat  
Rafe Sykes, Valoro  
James Just, One Breckenridge Place and Cimarron  
Julie Abbott, Park Place  
Dave Hartman, Sundowner II, Sunset and Four O'Clock Lodge  
Peter Taylor, Highlander

Erika Krainz of Summit Management Resources was recording secretary.

With 320 of 397 votes represented in person or by proxy a quorum was reached.

II. Review and Approval of Previous Meeting Minutes

1. Susan Rippe noted there should not be an "r" at the end of her last name.
2. The spelling of Claudia Cravens' name should include an "s".
3. Michele "Tonti" should be changed to Michele "Kutchin".

Gerry Stuart made a motion to accept the minutes of the December 3, 2005 Annual Meeting as revised. The motion was seconded and carried with three abstentions.

III. Manager's Report

A. *Year-to-Date Financials*

Dave Hartman provided a financial summary. He said pool attendance was up and there were no major maintenance issues. The Board met during the summer and decided to replace the tent. They sized the tent slightly larger to provide more room. The project was completed in early November. The windows were eliminated and an

airlock entry was added to reduce the “fog” inside. The total cost was \$24,000. Dave agreed to add a sign about keeping the door closed if it becomes an issue.

An owner requested records of the use by complex. Rick Clugston suggested that the pool attendant be made responsible for tallying use at the end of each day. The Board asked Dave to create a new sign in sheet that includes a check box for each Association. Dave said he would try to have the report on past usage prepared by the beginning of the year, assuming it is about one week of work. The information will be provided to the Board and posted on the website. Members were asked to add their email addressed to the member list so he can send an email to notify them when the information has been posted.

Dave said there were some roofing issues along the eaves. Some improvements were made and it will be watched over the course of the winter to determine if a new roof is needed.

One boiler is at least thirty years old. It heats the building, hot water and snowmelt system. The other boiler was installed in the mid-1990's to heat the pool and hot tub.

Prices for the pool upgrade plan were updated last June by the original architect. The cost is now estimated to be over \$800,000 for the facility as rendered. The Board has not pursued any additional input regarding upgrading the pool.

As of October 31, 2006 the Balance Sheet reflected the following account balances:

1. Operating - \$17,862.
2. Money Market (Reserve Fund) - \$83,451. Several owners commented that the 1.5% return on the savings account was very low and they recommended shopping different types of accounts. It should be possible to realize a return of at least 4%. The Board will review this issue.
3. Accounts Receivable - \$6,693.
4. Prepaid Insurance - \$80.

As of October 1, 2006 the Income Statement reflected the following positions:

1. Operating Expenses - \$6,670 under budget due to lower expenses for gas, electricity and maintenance supplies.
2. Administration Expenses - \$4,857 under budget due to lower attorney fees.
3. Board of Directors Projects - \$8,660 under budget but there is still a remaining balance to be paid for the new pool tent.

*B. 2007 Budget*

The 2007 Budget as written includes no change to the dues.

Steve Carr noted that there could be legal expenses next year for attorney fees for the Bylaws review as well as for an interactive website during that process so interested members can track the progress and provide comments.

The Reserve contribution was decreased to offset other increases in operating expenses. The current Reserve balance is about \$75,000 and the annual contribution is about \$25,000 per year, excluding expenses.

IV. Old Business

A. *Sledding Area*

A member raised a question about the area that has been used for sledding. Michele Kutchin noted the property actually belongs to Wedgewood so it is not a UVHOA liability.

V. New Business

A. *Property Boundaries*

Cheryl Moskal asked the Board to meet with a representative from Open Space to determine who is responsible for the easements along the pathway. The Board responded that it was actually an individual Association issue. Steve Carr said he had been trying to meet with someone from Open Space for some time. The members requested an updated map of the UVHOA property. Steve said the existing map had not been updated recently and noted there was no legal survey map. The Board will consider having a professional survey done in order to delineate the boundaries for the open space and UVHOA pathways for liability reasons.

There was general discussion about Vail Resort's use of a portion of Tract D. It was clarified that the parcel in question was not actually UVHOA property; the tract was split in half and traded to the Village at Breckenridge for \$1.00.

B. *Maintenance Projects for 2006/2007*

There are no maintenance projects scheduled for next year. Ongoing maintenance projects are addressed as needed.

C. *2007 Operating Budget*

A motion was made to approve the 2007 Operating Budget as presented. The motion was seconded and carried unanimously.

D. *UVHOA Annual Meeting Date 2007*

The next Annual Meeting was set for Saturday, December 1, 2007 at 10:30 a.m.

E. *Pool*

A Pool Committee was loosely established last year but it never met or provided any report. Several owners indicated their continued interest in serving on the Committee. A list was circulated to collect names and emails of interested members. The Committee will be led by the Board. The Committee may need approval to spend some funds to have an architectural plan drafted. Michele Kutchin suggested hiring a land use planner instead of an architect to get ideas for the best use of the property.

Julie Abbott said Fran Taylor had drafted a detailed proposal. The Board said they reviewed it but there was nothing to compare it with. The Board and Committee have copies of the proposal and will use it in the process. The proposal will also be posted on the website.

Volunteers for the Pool Committee volunteers were Michele Kutchin, Rick Clugston, Peter Taylor and Rafe Sykes.

In a "straw poll", Steve Carr asked the members if they would vote in favor of a plan if it was deemed reasonable and the cost was about \$750,000 (about \$750/unit). There were several objections to voting on this proposal. Mitch Weiss rephrased the question, asking how many members were in favor of upgrading the facilities to make them "reasonable". It appeared it might be possible to get a 67% majority vote in favor.

Patricia Powell said personally, she would be willing to pay a \$750 assessment to help build a new facility if her Association would then be permitted to discontinue membership in the UVHOA. The Board indicated this would not be possible.

#### VI. Election of Directors

The Board seats of Steve Carr, John Lindgren and one vacant position were up for election. Steve and John both indicated their willingness to serve additional terms. Mitch Weiss nominated Rafe Sykes (Valdoro). A member nominated Fran Taylor (Highlander). Rick Clugston nominated Claudia Cravens (Los Pinos). A motion was made and seconded to close nominations.

Julie Abbott said she felt very strongly that the Board should consist of homeowners, not management company representatives. A member questioned the appropriateness of having two representatives from Pine Ridge on the Board. John Lindgren said this issue was discussed last year; it is a Bylaws issue and cannot be changed by a vote without prior notice to the owners.

Secret ballots were distributed and tallied and Steve Carr, John Lindgren and Rafe Sykes were elected.

#### VII. Adjournment

A motion was made to adjourn. The motion was seconded, carried, and with no further business, the meeting was adjourned at 12:30 p.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Approval