

**Upper Village Homeowners Association  
Board of Directors Meeting  
Saturday December 6, 2008  
Pine Ridge meeting Room  
Breckenridge, Colorado**

- I. Call to order, Attendance, Quorum  
The meeting was called to order at 9:45 p.m. by Steve Carr, President of the UVHOA. Board member John Lindgren, Rafe Sykes were in attendance. Wade Dover attended and was asked to replace Jim Welch who resigned from the Board. Dave Hartman representing the management company was also in attendance.
- II. Review of Minutes of last Board meeting Annual Meeting on June 3, 2008.  
Motion to approve the minutes by John Lindgren and 2dn by Rafe Sykes and approved.  
The agenda was discussed for this meeting including the management of the pool.
- III. Manager's Report – Wood Winds

Year-to-Date Financials

The October 31, 2008 Balance Sheet reflected the following account balances:

1. Operating - \$23,060
2. Money Market (Reserve Fund) - \$35,034
3. Countrywide CD's – \$77,925
4. Accounts Receivable (Dues) - \$40
5. Prepaid Insurance - \$141

As of October 31, 2008 the Income Statement reflected the following positions:

1. Revenue - \$299 over budget.
2. Operating Expenses - \$10,325 over budget due to gas and electric overages, landscaping to address the pine beetle issue, maintenance supplies for maintaining older equipment, more expensive tent erection and snow removal.
3. Administration Expenses - \$1,227 under budget. Insurance was \$723 over budget and Legal and Accounting was \$1,355 under budget.
4. Board of Directors Projects - \$2,048 over budget for pool furniture, topographical map, website upgrades and sign upgrades.

*B. Pool Usage*

There were 3,873 users who signed in for winter pool usage in 2007/2008. During the summer of 2008 5,284 users signed in for total usage of 9,157 persons.

*C. Completed Projects*

1. Installed Chlorine gas generators for pool and hot tub.
2. Installed ultra violet lights.
3. Repaired pool water monitoring system.
4. Upgraded pipes and electrical in mechanical room.
5. Erected tent for the winter.