

Indian Peaks Interval/Condominium Owner's Association Combined Owners Meeting
ANNUAL MEETING MINUTES
Saturday, August 13th, 2016
Indian Peaks Resort

The meeting was called to order by board president Kevin Schneider at 10:30am. Kevin welcomed the board and owners present and introductions were made around. Present for the associations were Kevin Schneider, Janet Smith, Lee Anderson, Walt Steiner, Dani Hecker and Carl Buss. Tom Overton and Mark Landrum were not able to attend. Kristy Meyer, an employee of Hi Point Hospitality, also attended as the representative for the management company. Matt Hecker was the only owner who attended and was not a Board member.

A motion to waive the reading of the August 8, 2015 minutes and accept them as written was made by Walt, seconded by Lee and passed unanimously. A copy of these minutes had been included in owner packets. Kristy verified that including those present and proxies, a quorum had been established.

The 2015 year-end and June 2016 balance sheets and income statements for the associations were reviewed. After review, both sets of financials were accepted without comment.

The board discussed reviews and ratings for Indian Peaks, which are at an all-time high. The largest rating source is feedback from RCI. Indian Peaks has been a Silver Crown rated resort by RCI for the past three years and is currently well-exceeding RCI's Gold Crown standards. There was some discussion that even though Indian Peaks could be a Gold Crown Resort, it is best to stay at the Silver Crown rating level. Guests might be disappointed if Indian Peaks were labeled as a Gold Crown resort since we do not have planned activities or a pool. Kristy confirmed that during a recent visit with an Interval International representative, he also felt that the Silver Crown status is best for us so we would continue to meet and exceed guest expectations.

A list of completed tasks, repairs and replacements accomplished since the last meeting was discussed. The interior accomplishments for last year include:

- i) New sofa/chair/ottomans completed throughout
- ii) All kitchen inventory resupplied
- iii) Small appliances inspected/replaced as needed
- iv) Major appliances inspected for operation and physical condition
- v) Improved wi-fi signal throughout
- vi) Countless touch-up and smaller repairs are always on-going

There was discussion of the audit presented at the Board meeting on Friday August 12th. Dani led the discussion of whether an accrual or cash system of accounting is more appropriate for the association. The board requested that the management company check Colorado state statutes to determine if a particular system of accounting is required for HOAs in Colorado. Janet made a motion that the recommendations of the audit be followed, that there be more separation of accounting duties and that the management company present to the board a list of procedures to bring the current practices in line with the recommendations of the audit within the next three months. Lee seconded the motion and the motion passed unanimously.

There was discussion of the level of bad debts the association is carrying. Janet moved that the management company provide information to the board within 3 months on current debt collection procedures and additional

ideas for improving collections going forward. Walt seconded the motion. There was some discussion of whether it would be effective to send demand letters from an attorney when owners are starting to get behind in their dues. There was general consensus that this might help in collecting the dues. The motion passed unanimously.

There was discussion of whether a dues increase was needed, particularly to increase the amount in the Condominium Association's Long Term Capital Replacement Fund. Janet noted that replacement funds can be moved from the Interval Association to the Condominium Association if needed. There was discussion that the two wholly owned units do not pay as much as the Interval Owners. However, it was also noted by Carl that the wholly owned units do not have the higher costs of the interval units. For example, housekeeping is not provided every week for the wholly owned units and the administration costs are not as high for the wholly owned units. Dani made a motion for the board to consider increasing the dues during the budgeting process in the fall. Janet seconded the motion. There was some discussion of whether the dues should be increased by 10% to \$220. It was decided that the board wanted to look at the budget for 2017 before deciding on the amount the dues might be increased. There was discussion that the dues increase could be justified to the owners by the fact that the roofs need to be replaced. The motion passed unanimously.

There was discussion of how many roofs needed to be replaced and whether it would be more cost effective to replace all three as opposed to one at a time. The board requested that the management company obtain bids for roof replacement on building C and also A, B and C.

There was discussion of whether the parking at Indian Peaks was sufficient and if lines should be painted, particularly to designate a handicapped spot. There was concern that there might be fewer parking spots if they were lined out. The consensus was that no action should be taken unless parking becomes more of an issue.

There was discussion of updating the office bathroom area and the management company was asked to obtain bids for this work.

The Indian Peaks boards are elected annually in their entirety. Walt made a motion that the current Board of Directors be re-elected. Matt seconded the motion. All current board members agreed to continue to serve for another year. Proxies were in favor of re-electing the current board. The motion passed unanimously.

With no further business or action, Lee made a motion to adjourn which was seconded by Walt. The motion passed unanimously. The meeting adjourned at 12:15.