

More's Corner Annual Homeowner's Association (MCHA)
Minutes for the 2015 Annual HOA Meeting
Wednesday, October 14, 2015
2096 Indian Summer Dr.

Call to Order

The 2015 annual meeting of More's Corner Homeowners Association was held on Wednesday, October 14, at the Porches Barn in Steamboat Springs, Colorado. The meeting was called to order at 10:05 a.m. by Mr. Shugart, the president of the association.

Roll Call

Roll call was taken, and the following members of the Board of Directors were present:

Bruce Shugart – President
Domenick Galluzzo – Secretary/Treasurer
Andrew DeSalvo- Fractional Representative

The following Board Member was present via teleconference:

Shane Evans – Vice President

The following MCHA members were present via teleconference:

Bradley Thedinger (1288)
Pat Ray (1301)
Thomas Springmeier (1315)
John Morrison (1329)
Andrew DeSalvo (1329)

The following MCHA members were present:

Domenick Galluzzo (2053)
Joann Galluzzo (2053)
Deborah Newlin Smith (1286)
Joan Boglioli (2127)
Scott Seidel (1329)
Jenny Seidel (1329)

The following MCHA members designated proxies:

Bradley & Royce Thedinger (1288)- Domenick Galluzzo
James & Laura Robertson (1301)- Andrew DeSalvo
Robert & Rossell Kelley (1301) – Andrew DeSalvo
James & Mary Serene (1301)- Andrew DeSalvo
John Morrison (1329)- Andrew DeSalvo
Terry & Judi Wilcox (1329) – Andrew DeSalvo
Andy & Molly Goldberg (1997) – Presiding officer
Buddy & Sally Faulkner (2055)- Presiding officer
John Trevisan (2081)- Domenick Galluzzo

The following member of Pinnacle Resort Management was present:

Emilie Crider – General Manager

Mr. Shugart introduced Sherri Sweers the new HOA attorney for More's Corner Homeowner's Association

Review of the Minutes of the 2014 Meeting

Mr. Shugart stated that the first order of business was to approve the annual meeting minutes from last year's HOA meeting. Ms. Newlin Smith made a motion to approve the 2014 minutes, and Mr. Galluzzo seconded this motion. The minutes for the 2014 meeting were approved by a unanimous vote.

Review the Task List from the 2014 Meeting

During the 2014 Homeowner's Association meeting a task list was created for The Board to follow up on. Mr. Shugart thought it best to go through each of the nine tasks individually.

In regards to the reserve results the HOA is beginning to meet with a third party source and is expecting the reserve to be completed by the end of the quarter.

Owners expressed interest in having removable shuttle stop signs placed around the property in lieu of the permanent signs currently in place; this way the signs may be removed during the summer season. The Board is researching the cost of replacing the signs with suitable alternatives.

Concerns had been expressed regarding the visibility of the house numbers on the sides of the houses. The house numbers on the outside of the homes have since been painted with a reflective paint and placed in more visible areas as requested by the owners.

The taxes for The Barn had gone up substantially from 2013 to 2014 due to a reclassification by the county. The Barn reclassification was successfully reversed. The proper square footage of the Barn has been added and the status of finishes changed from fair to good so there is a slight increase in our assessment but nothing compared to the increase in 2014.

As requested by the owners the developer subsidy is now shown on the profit and loss statement as the bottom line item. This shows the amount that the developer owes to keep a balanced budget.

A survey requesting owner feedback was sent out earlier in the fall and a fair amount of responses were received. Ms. Crider will follow up with the owners that have not yet responded to receive their input as well. The results will then be consolidated and sent out to all the owners. There will also be consolidated results showing the fractional owner responses versus the whole owner responses.

In an effort to make the exterior of the job site trailer fit with the esthetic of the neighborhood several beautifications were done in the fall of 2014. The trailer will remain in its present location for the foreseeable future.

Pinnacle is looking at the trade-offs between alternative wood decking material and standard wood decking materials. An alternative wood decking material is currently being tested on a deck on property. Mr. Shugart is concerned that with an alternative material there are many tradeoffs such as the temperature of the surface, how slippery it is with ski boots, and how it will hold up to the elements. He is hoping to test the new porch and other options to see how they do in the next year. Ms. Crider confirmed that the alternative decking material looks good and the durability is being monitored consistently. Ms. Newlin Smith asked when this would be revisited and Mr. Shugart said he hoped to have more information for the following year after testing.

There has been an overgrowth of the trees around the property. To alleviate the growth a lot of pruning of the trees on property was done in the fall. Some owners have expressed interest in more pruning being done and that's something that will be looked at. Mr. Galluzzo asked that when they prune the trees next that he be present so they are not cutting trees that the owners want.

Mrs. Galluzzo requested that the landscape company continue to use mulch around the property as it looks better than what was used this past summer. Ms. Crider agreed and assured owners that the budget for this upcoming year includes the cost of the mulch.

Review of the Jan-June 2015 Financials

Pinnacle has been asked to highlight the substantial movements of line items on the Jan-June 2015 Financials. Ms. Newlin Smith stated that these seemed fairly self-explanatory. Mr. Galluzzo had one question on the staining, Ms. Crider stated that there are two homes in the annual budget per year to be stained but due to the heavy rainfall in the spring they were not able to stain any of the homes. The Barn exterior and two of the fractional home exteriors are currently being stained this fall. There were no further questions.

Review of the 2016 Proposed Operating Budget

Ms. Crider highlighted the pros and cons on the memorandum that was supplied in the packet for the 2016 Proposed Operating Budget. The significant difference seen on the budget is due to the proposed removal of the fractional owner's airport shuttles. Pinnacle has been researching the cost savings between the HOA continuing to budget for the fractional owner airport shuttles or having the fractional owners pay for that service on their own. Pinnacle has also looked into budgeting for the fractional owners to have shared shuttles going forward rather than the private shuttles they currently receive. Mr. Shugart didn't think he had enough information from the owners to make a decision at this point. He wanted to take more time to get more feedback and then distribute a White Paper for the pros and cons of doing away with the shuttle service. At this time the fractional shuttle will be left in the budget at twenty nine thousand. Mr. DeSalvo made a motion to approve the 2016 budget with the fractional shuttle being included. Mr. Morrison seconded the motion. The 2016 budget was approved by a unanimous vote.

New Business

Mr. Morrison referred to his memorandum that was included in all the owner's meeting packets. Mr. Morrison stated that when he purchased his fractional share in the Grand 5 bedroom floor plan that he was told he would be able stay in all the smaller floor plans as well. Mr. Morrison asked that a change be made to the Declaration to allow the owners in 1329 Turning Leaf Court to be able to stay in the smaller floor plans on a temporary basis until a second Grand 5 bedroom unit is built. Mr. DeSalvo stated that making such a change affects all of the fractional owners, not just the Grand 5 bedroom owners, and therefore all the fractional owners should have a say in the matter. The HOA attorney, Mrs. Sweers, recommends that this matter be taken under advisement and that voting should be postponed until a later date as it changes the Declaration and the Rules and Regulations and cannot be an exception but has to be an Amendment to the Declaration. After some disagreement from Mr. Morrison, Mr. Galluzzo agreed with Mrs. Sweers request that she confirm if exceptions can be made without Amendments. Mrs. Sweers will get a written response out to this request. Mr. Springmeier asks that if this motion does pass that his unit, 1315, be excluded from the motion as it is the only pet friendly unit. Mr. Seidel wanted it to be known to the Board that false information is being unknowingly circulated by outside real estate agents about the fractional owners being able to use any unoccupied home. Mr. Galluzzo motions that we defer the matter until the attorney has had a chance to provide her written opinion. Ms. Newlin Smith seconded. Mr. DeSalvo would like a White Paper written on this as well so everyone understands the

effects of the change in the event it is made. He would like a special meeting held to make this change so it doesn't wait an entire year.

All in favor. Mr. Morrison opposed.

Mr. Galluzzo asked about street lighting or an alternative lighting being installed to help people find their way around the property at night. Mr. Shugart and Ms. Crider replied that the City of Steamboat is strict on light pollution but that alternatives are something that can be looked into. Mr. Thedinger asked that no overhead lighting be considered. After some discussion on lighting alternatives it was decided that possible options will be looked into.

Mr. Galluzzo brought up his concern that some whole owners are renting more frequently than others and that the increase in renters is causing parking issues in the driveways as well as the shuttle being in and out of the driveways multiple times a day. Other owners expressed the same concerns and stated they didn't realize how much of the property would be used for rentals. Ms. Crider stated that whole owners being able to rent has been an option since the founding of The Porches and that she'd like to hear from whole owners that rent as well but that none are present at the meeting. Ms. Newlin Smith thinks that the rental homes are full beyond the capacity of the homes as does Mrs. Galluzzo. Options for monitoring the capacity of the rental homes, increasing the minimum night rental, and monitoring the use of the Barn more closely with a sign-in were suggested. Ms. Crider clarified The Porches reservation process and assured the owners that the capacity of the homes is monitored; still the concern from the owners will be noted. Ms. Newlin Smith confirmed with Ms. Crider that rental fees are increasing as HOA fees increase. Mr. Shugart suggested that Mrs. Newlin Smith and the Galluzzo's form a committee to look at options.

Adjournment

With no further comments or questions being offered, Mr. Shugart adjourned the 2015 annual meeting of the More's Corner Homeowners Association. Mrs. Galluzzo seconded.

DIRECTORS:

Bruce Shugart, President

Shane Evans, Vice President

Domenick Galluzzo, Secretary/Treasurer