

**The Ridge Townhomes
Annual Meeting 2020
February 27, 2020 - 5pm
Wolf Creek Resort Office**

Those Present:

John Lewis	Jim & Kim Engel	Tim Hayes
Andy Winkler	Karsten & Kornelia Fillmer	Lynn Long
Brandi Lierd – P2P	Kyler Lewis – P2P	Mick Lierd – P2P
Michael Zindel – P2P		
Wendy Downing – Phone		Jeff Silverman – Phone
Bill Loft - Phone		Bill Long - Phone
James Klaus - Phone		

Brandi Lierd – Review of 2019 Budget vs Actuals and also 2020 Budget. 2019 has a net income in operating that can be used in 2020 if needed for snow removal or repairs. Reserve account has a balance of \$29k as of 12-31-19. No increase of dues or special assessments are scheduled or needed.

John Lewis – Discussed cameras, exterior lighting, antennas attached to exterior of building. Per CC&R's homeowners cannot mount anything on exterior without permission. John indicated Christmas lights are ok during the season, but not year round.

Outside Lighting – Some lights are out and will be working again soon. John will look at the project to see where he can add additional lighting.

Heat tape – First 3 buildings did not have common meter but the 4th Bldg did get a common meter. At first, Rocky Mountain Power said a common meter could be installed and then later said they could not allow a common meter. This summer the Developer will finish conduit buildings 1, 2 and 3 so they have their own heat tape outlets. Building 4 has a house meter, but individual outlets will be installed as well. Buildings 5, 6, 7 all have their own outlets and heat tape. The heat tape is controlled by an HOA Thermostat and each homeowner will pay for the electric bill attributed to just their own heat tape. By the end of 2020, all units will operate the same regarding heat tape.

Restrooms Pool area – It was suggested to add a bench and hooks for owners/guests to hang towels in each bathroom.

Dumpster for building 7 – Will need to be adjusted so the truck can dump the canister. This has already been completed.

Recycling – Currently Eden doesn't have a program or company who can service multi-housing developments.

John – Resort Update and Building 8 & 9. Estimated completion is late 2020 or early 2021. The Wolf Creek Trail is finished. Commercial core – focus on building first phase, hoping for a Cider Brewery.

Kyler – Review of Maintenance List and the responsibilities of the maintenance crew.

John said the plants that died from water/sprinkler issue last summer will be replaced, including trees and evergreen shrubs.

Brandi – Discussion of Rules & Regulations. Updated the vehicle parking paragraphs, pool and hot tub paragraphs to match the CC&R. An updated copy will be sent to all homeowners with the annual meeting minutes.

Homeowner Forum

Andy – Roof activity – Why removing ice and snow? John – When heat tape is off the leaks that resulted came from the difference in temperature from exposed overhanging eaves to roofing as well as snow fences that produce colder/warmer areas. Water goes underneath, backs up and goes underneath the roof. This summer all heat tape will be redone to prevent this issue.

Spaulding on concrete – Concrete can spaul when the snow/ice melts and freezes again it lifts concrete and causes the cracking. Sloped concrete doesn't do this as much as flat concrete. HOA will replace on driveways on an as-needed basis.

Bill Loft – Changing the location of the concrete curb that is continually hit. Look into moving the curbing. Additional exterior lighting is needed around outside of buildings to for sidewalks. Crack across the top of the ceiling, please address. John said he will address ceiling in next couple of weeks.

Tim – Snow removal is much better this year, since company is using right equipment to get in small areas. Add doggie mitt dispensers around the community.

Kim – Painting on siding – Will they cover windows if spraying siding? John will have Jeff contact homeowners first. Buildings 5 & 6 are planned to be repainted.

John suggested the HOA with Peak 2 Peak organize a barbecue for homeowners this summer.

Meeting adjourned at 6:05 pm