

RETREAT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Saturday September 22, 2018

- I. Call to Order – Meeting was called to order by Bob Evans at 2:10 PM MDT.
- II. Introduction of those present and determination of quorum.

Board of Directors Present

Bob Evans, President

Chris King, Secretary/Treasurer

Homeowners Present

Steve Drew, Unit 453

Rita Neubauer, Unit 422/424

Bob Theodore, Unit 421

Management Team Present

Scott Willis, Buffalo Mtn Managers/Association Manager

Francisco Urbietta Ortiz, Buffalo Mtn Managers/CEO

- III. Approval of Agenda – no additions made to the agenda
MOTION: Upon motion, duly seconded, the agenda is approved as presented.
- IV. Approval of February 13, 2018 Minutes
MOTION: Upon motion, duly seconded, the minutes from the previous meeting were approved as presented.
- V. Buffalo Mtn Managers Report
The management report was presented by Mr. Willis and covered projects completed over the Spring and Summer including landscaping/mowing, full fire system and annual extinguisher inspections, water heater replacement for laundry rooms, building E main water shut-off replacement, and the completion of the concrete pad outside of unit 412/414 garages. Additionally, an upgrade proposal from Resort Internet was presented to the Board for review. There are currently no delinquencies among the membership.
- VI. Financial Report
The financials from the period ending July 31, 2018 were presented and discussed in addition to the proposed 2019 FY Budget. The 2019 draft budget was presented with a \$35/unit per month increase to aid in building the reserve account to address the future roofing needs, account for the increased costs of services, and continuation of the replacement of the final concrete pads.

MOTION: Upon motion, duly seconded, the 2019 budget was approved by the board as presented.

VII. Public Comment
None

VIII. Next Meeting Date
The next meeting date will be as determined by the future Board of Directors to be elected following this meeting.

IX. Adjournment
MOTION: Upon motion, duly seconded, with no additional business to discuss, the meeting was adjourned at 2:59 PM.