

RETREAT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Saturday September 21, 2019

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

Board of Directors Present

Bob Hampton, President

Sharon Cutler, Vice President (Via Teleconference)

Peggy Gibson, Secretary/Treasurer

Management Team Present

Scott Willis, Buffalo Mtn Managers/Association Manager

Lindsay Backas, Buffalo Mtn Managers/GM

- III. Approval of February 5th, 2019 Minutes
MOTION: Upon motion, duly seconded, the minutes from the previous meeting were approved as amended.
- IV. Buffalo Mtn Managers Report
The management report was presented by Mr. Willis and covered projects completed and scheduled over the Spring and Summer including Chimney sweeps and inspections, new insurance policies, full fire system and annual extinguisher inspections, Resort Internet's in unit upgrade, back stairwell carpet cleaning, the completion of the last two concrete pads at buildings E and D, an updated major maintenance chart, removal of several Aspen trees from the rear of the property and trimming of two trees that were in close proximity to the roofline, and replacement of non-functioning photoelectric sensors for the common lighting. Additional discussion about the recent leaks affecting building 5 and the consequence of alternative heating options in lieu of damages to the existing ceiling heating membrane. Several owners have upgraded both proactively and reactively and have found the cove heating systems installed by Cain Electric to be an effective alternative.
- V. Financial Report
The financials from the period ending August 31, 2019 were presented and discussed. The Board requested comparison on the year end totals to the budgeted amount. Snow removal was noted as high and was due to additional haul off and ice melt needs.
- VI. Public Comment:

Discussion about the appropriate coverage of each individual owner's HO6 policy and owners were encouraged to speak with their unit insurer to ascertain appropriate coverage for contents. Mr. Theodore provided a note that the laundry shutoff for his building is located in the interior of his unit. Ms. Gibson discussed having owners check the age of their water heaters and recommended draining the in-unit heaters annually as well as prolonging tank life with anode replacements as needed. Mr. Theodore also commented on the improved quality of snow removal for the season and recommended that the willow tree at the Sal Lick Ct intersection to be removed for additional snow storage to limit the need for haul offs.

VII. Next Meeting Date

The next meeting date is to be determined

VIII. Adjournment

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