

RETREAT AT WILDERNEST CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
October 1, 2022

I. Roll Call/Certifying of Proxies

The Retreat at Wildercrest Condominium Association Annual Meeting was called to order at 9:08 a.m. in the Basic Property Management conference room and via videoconference(\*).

Board members participating was:  
Bob Hampton, President, #451

Owners participating were:

Sharon Brooks, #444\*

Robert Evans, #454\*

Tony Jaronek, #441\*

Christopher King, #443

Timothy Loes, #413\*

Michael Noe, #412\*

Lee & Terry Oesterle, #431\*

April Seal, #423\*

David Wilcox, #453\*

Representing Basic Property Management (BPM) were Gary Nicholds, Eric Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. Proof of Notice/Quorum

Notice was sent to all owners. With owners participating and three proxies received, a quorum was confirmed.

III. Approval of 2021 Annual Meeting Minutes

**Motion:** Bob Hampton moved to approve the 2021 Annual Meeting minutes as presented. April Seal seconded and the motion carried.

IV. Financial Report

A. *2021/2022 Financials*

Bob Hampton reported that there were savings of about \$1,500 in insurance (primary and liability), \$2,500 in Building Maintenance and \$2,550 in Snow Removal.

As of August 31, 2022, the balances were \$32,000 in Operating Cash and \$119,732 in Reserves for a total of \$151,732.

B. *2022/2023 Proposed Budget*

The 2022 Budget as drafted included increases of 5% - 10% for several line items. Insurance was increased 15% and Water & Sewer was increased 5%. There was no increase to the overall dues.

There were no objections to the 2022/2023 Budget as drafted and it was deemed ratified.

C. *Reserve Plan*

Crack filling the parking lot should be done next year to preserve the life of the asphalt. Funds are budgeted in 2023 for paint touch-up (\$2,000), crack repair on front decks on the second/third floors (\$2,266), water pipe repair/improvements (\$4,326) and door and weather stripping repair (\$1,133). Touch-up painting is in progress.

The pressure reducing valve that was installed on Building A has stopped the leaks.

**Action Item:** Eric Nicholds will have a painting contractor look at the condition of the siding and an asphalt contractor provide an opinion of the asphalt condition in the spring.

V. Management Report

Eric Nicholds reported the following:

1. There are no new owners since the last meeting.
2. Burned out light bulbs in the common areas will be replaced. Owners are encouraged to report bulbs that are out. The bulbs are GE LED 60w soft white and owners should use this type of bulb to keep a consistent appearance around the property.
3. He trimmed weeds and mowed the grass at the property this summer. He thanked the owners for assisting with maintenance of the flower beds. He was asked to do more trimming in between the buildings.
4. A letter was sent in the spring regarding keys. Owners are asked to provide keys to BPM for emergency access.
5. The chimneys were swept in May.
6. The fire alarm and backflow inspections were completed in September.
7. The fire extinguisher inspections were completed in August.
8. Concrete work at Building C will be starting next Wednesday.
9. There is a water drainage issue on the west side of Building A. A small berm will be built to direct the water away from the side of the building.
10. Weather stripping will be added on the back doors as needed.
11. More insulation will be added in the front storage/mechanical rooms.
12. E&A will be doing snow removal this winter. The pricing will remain the same as last year.

VI. Old Business

A. *Update on Power Usage in Buildings A and C*

All the Resort Internet equipment and the fire panel are in the mechanical room in Building C, which could account for some of the electrical usage. Eric Nicholds has not been able to determine where the parking lot lights are connected.

B. *Pipe Leak Repairs*

There have not been any leaks this year.

C. *Internet Service*

Tim Loes and April Seal said the internet goes out several times per week. Tim said he does not have a router. April said she upgraded to Xfinity in her unit without any issue. **Action Item:** Gary Nicholds will ask the ResortInternet representative Chris Proctor to contact Timothy Loes.

VII. New Business

A. *Legislative Update*

Colorado House Bill 22-1137 took effect in August. It affects how owner delinquencies are handled. There is a requirement to send written notice by registered mail, by email and to post notice on the unit door. Owners can request translation of all notices to their native language. Owners must be offered a payment plan of up to 18 months, regardless of the amount due. The maximum interest is limited to 8%. Violations must be given 30 days to cure. It is anticipated that there will be revisions to this bill in the next session.

B. *Maintenance Requests*

All maintenance requests should be forwarded to Kerry Hartnett at BPM.

C. *Parking Lot*

There was an owner request to add striping in the parking lot to maximize the number of spaces. It was noted that the stripes cannot be seen in the winter due to the snow and they tend to get scraped off by the snowplow. The truck that has been parked has been moved. After discussion, there was agreement to monitor the situation over the winter and to remind owners to park properly.

D. *Dog Waste Bags*

The cost for bag refills is \$105 for 800. There was agreement not to refill the dog waste bag station and to send a reminder to owners about picking up after their pets.

E. *Investment of Funds*

Bob Hampton will investigate CD rates with Patti Vande Zande.

F. *Phone Line for Alarm System*

The alarm is currently connected to a CenturyLink line at a cost of about \$88/month. Allied can connect the system to a cellular line at a lower monthly cost. There will be an expense of about \$500 to install the connection.

G. *Tree Removal*

There is one large tree behind Building C that is leaning and should be removed so it does not fall on the building. It is marked with blue tape.

VIII. Elections

The term of Margaret Gibson expired. Timothy Loes had expressed interest in serving on the Board. There were no other nominations from the floor.

**Motion:** Christopher King moved to elect Timothy Loes by acclamation. April Seal seconded and the motion carried.

Margaret Gibson was thanked for her service on the Board.

IX. Date of Next Annual Meeting

The next Annual Meeting will be held on Saturday, September 30, 2023 at 9:00 a.m.

X. Adjournment

**Motion:** Christopher King moved to adjourn at 11:07 a.m. Timothy Loes seconded and the motion carried.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature