

FINAL DRAFT

**Paradise Condominium Association
Annual Meeting
Plaza Condominium Meeting Room
July 9, 2015 4:00 pm MST**

The meeting was called to order Thursday July, 9 2015 at 4:04 pm.

Roll call to establish quorum at 4:05

The following Board Members were in attendance:

Betty Mudd	President
Bryan Lyerly	Vice President
Joe Schwartz	Secretary/Treasurer (via phone)
Jim Westmoreland	Board Member
Rod McFarland	Board Member (via phone)

Also attending:

Dale Stetson	VP of Lodging
Jason Fries	Director of Engineering
Apryl Zimmer	Home Owner Liaison
Heather Leonard	Director of Operations
Toni Wilson	Front Office Manager and Owner Liason
Nate Noterman	Maintenance Manager

The following Home Owners were in attendance:

<u>Unit</u>	<u>Owner(s)</u>	<u>Interest Allocation %</u>
104	Bryan Lyerly	2.94
106	Joe Schwartz	2.96
109	Linda Roberts	2.93
110	Kyle Wolf	2.96 via phone
112	Leon Bond	2.96 via phone
202	Rod/Katherine McFarland	5.21 via phone
203	Rod/Katherine McFarland	5.19 via phone
204	Jim/MarySue Westmoreland	5.11
205	Laura Ferenci	5.28 via phone
209	Carl/Betty Mudd	5.28

211	Rod/Katherine McFarland	5.32 via phone
212	Cala Pence	5.23 via phone
213	Employee Unit/ HOA	1.72

The following Proxies were submitted:

Unit 105	Ralph Hamner	2.94	Proxy to Betty Mudd
Unit 207	Raymond/Charyl Schroeder	5.30	Proxy to Rod McFarland
Unit 208	Lee/Marni Melius	5.19	Proxy to Jim Westmoreland

A quorum was established at 66.52% attendance.

MOTION- by Betty to approve 2014 Annual meeting minutes, seconded by Jim Westmoreland and were approved unanimously.

(See attached Agenda, Annual Meeting Notice and 2014 Annual Meeting Minutes))

2015 Presidents Report by Betty Mudd

Betty suggested sending out a letter regarding By-laws about building. Also, a letter to home owners regarding garage access.

2015 Manager's Report by Dale Stetson

**PARADISE CONDOMINIUM ASSOCIATION
MANAGER REPORT
July 2015**

The past year was one of change, improvements and successes. Numerous Association projects were completed – the most significant was the replacement of the hot tub. The mild winter helped reduce utility and snow removal costs.

The 2014-15 budget proved very accurate and the actual total operational expenses incurred came in under budget. This positive fact made it possible to keep operating assessments the same for the 2015-16 budget year.

Your CBMR Properties Management Team consists of:

Dale Stetson V.P. of Lodging

Heather Leonard	Director of Lodging Operations
Jason Fries	Director of Engineering
Javier Mortensen	Executive Housekeeper
Toni Wilson	Homeowner Services and Front Office Manager
Nate Noterman	Maintenance Supervisor

Dale Stetson joined CBMR in late February. Dale has 30 years of experience managing resort condominium associations and rental programs in the mountain ski towns of Park City, Utah, Big Sky, Montana, Breckenridge and Aspen, Colorado and 15 years managing resorts on Maui and Kauai, Hawaii.

Winter recap

This past winter was a very good year for Crested Butte in spite of it being a less than average snow year with less than 200 inches. Skier days were the highest in the past 5 years. One of the reasons for the growth in skier days was the addition of CBMR to the Rocky Mountain Super Pass which attracts skiers/riders from the front range area. It seems more and more people are discovering what Crested Butte has to offer.

Summer

The Wednesday Live! Mt. Crested Butte Concert Series is once again scheduled for July and August. Two new activities have been added, a Mining Sluice activity for children and a 3D Archery Course at the top of Red Lady Express lift..

Airline update

Load factors were the highest they have been in years demonstrating strong demand. CBMR will continue to provide packages that offer air fare buy downs. Expected any day is an announcement that Alaska airlines will be flying direct from Los Angeles twice a week this coming winter. CBMR has been instrumental in achieving this major addition of a new market.

Surveys

We email surveys to each of our guests and value the feedback we receive. We have an overall goal of 90% in both a helpful/friendly rating as well as the rating answering the question – will you recommend Crested Butte.

Commitment

We have managed your Association for many years. We will continue to work closely with your Board and welcome individual owner's suggestions – there is no better source for suggestions than the people that have invested in a Paradise condominium.

2015 Budget/Financial Report by Dale Stetson

Financial Report
The Paradise HOA
2014-2015

Balance Sheet

On April 30, 2015 the HOA had a cash balance of \$4,709.

Operating revenue exceeded Operating expenses by \$4,061. The Capital Reserve fund is at \$26,321.

On April 30, 2015 the balance sheet reflected Accounts Receivable of \$4,942, however at April 30, 2015 there were no owners overdue.

Income Statement

At April 30, the HOA had incurred \$157,015 of total operating expenses, which is \$3,987 under budget. Capital expenditures total \$32,621, which is \$2,021 over budget.

Actual to budget expense variances greater than \$1000:

Accuracy of the budget is indicated by very few significant variances.

Electric \$1,017 under budget. Fairly mild winter.

Hot tub labor \$1,402 over budget. Extra servicing required due to more use than anticipated.

Landscaping – \$2,535 under budget. We able to get projects done with less expense than anticipated.

Snow Removal – under budget by \$1,456. Fairly mild winter and under average snow fall.

Trash – Over budget by \$1,041. Additional pickups were required.

**Paradise Homeowners Assn
Approved 2014-15 Capital Projects
Actual as of April 30, 2015**

	Actual
Hot tub installation	\$18,061
Asphalt maintenance	\$ 8,766
Entry tile	\$ 4,521
Sump pump	<u>\$ 1,273</u>
	\$32,621

(See attached Budget and Capital Documents)

Minimal variances are noted for this year's budget in comparison to last year.

Specific Capital Expenses for 2015 were noted:

Asphalt project will continue.

Sealing of exterior on cottonwood building will take place, along with planter boxes and capstones.

Timbers garage doors will be stained to keep the color.

Entry tile in the Aspen building will move forward, along with roof repairs above #104 to #204.

No special assessments will be needed.

Capital projects included, the hot tub installation, asphalt maintenance, entry tile, and sump pump. This totaled \$32,621.00, leaving a surplus of \$5,498.00.

MOTION-Rod McFarland made motion to send this \$5,498.00 amount to the reserve fund.

This was seconded by Bryan Lyerly and unanimously approved.

MOTION-Motion to approve budget made by Bryan Lyerly and seconded by Jim Westmoreland.

Budget was approved unanimously.

Old Business

Hot Tubs are running well and baskets are hung.

Gutters were installed on Aspen building.

It was expressed that they might not have been installed correctly.

Jason said he would continue to monitor them, and contact company for re-install if needed.

The sump pump has been proven effective so far in regards to some leakage.

However, Jason met with GCEA and will be looking at options on how to stop the water leaking into the building.

He noted that the penetrations were coming into the electrical and telephone penetrations in wall, and will have to be addressed.

The true source of water can be seen coming off of the driveway.

New Business

New NO parking signs were put up.

Discussion on need of "Snow hazard" and loading zone signs (St. Moritz) were also discussed as well.

Poor internet function was mentioned by several people.

Dale Stetson mentioned the amount of devices each person owns now, and it is a resort wide issue. He will be looking into the bandwidth and specifics of this issue.

Water heater leak in #205 created problems for owner and Travelers Insurance was noted by her (Laura Ferenci) as being hard to work with.

Dale will be looking into the HOA insurance to make sure we get clear recommendations on owner insurance needs. Catastrophic loss coverage will also be looked int.

A Floating cover for the hot tubs was recommended by Bryan Lyerly. Jason responded that the heat loss, and numerous issues with the lightweight cover sticking to ice and flying away would not be cost effective.

Time Warner issues specifically HBO were brought up by Bryan Lyerly.

MOTION-Bryan made a motion to cancel HBO.

The motion was seconded by Rod McFarland.

After much discussion, and a vote was tallied, it was decided that HBO would be taken off of the cable bill for Paradise 29.88 voted Yes 26.73voted No.

Dale Stetson stated that this would have to revolve around the commercial contract Paradise has with Time Warner.

MOTION-A motion to postpone HBO removal until Sept 1 was made by Betty Mudd and seconded by Linda Roberts. It was approved unanimously.

The hazard of hidden baseboard heaters was mentioned by Bryan.

MOTION-A motion was made by Bryan to insulate pipes with heat tape in Karls unit. This was seconded by Jim McFarland. Motion carries.

Jason will also cut small exploratory holes for this project.

Jason will also be removing spigot and hose that is interfering in unit #205 storage space.

Board of Directors Election

Betty's term was up for re-election as president.

Jim nominated Betty for another 3 year term. This motion was seconded by Bryan Lyerly and Betty accepted.

Establishment of Next Meeting Date

A motion by Carl Mudd was set for 2016 meeting date to be held on July, 7, 2016. This was seconded by Betty and approved unanimously.

Adjournment

The meeting was adjourned by Betty Mudd at 5:56 pm.

Paradise Board of Directors Meeting
July 9, 2015 6:00 MST

The Board Meeting began at 6:05 pm.

Quorum was established.

2014 minutes were approved.

Old Business

Jim Westmoreland made a motion to elect current officers for another term. Bryan Lyerly seconded motion. Unanimous approval.

New Business

Jim Westmoreland made a motion to form a committee of one or more board members in the case of capital acquisitions over \$5,000.00.

The motion was seconded by Bryan Lyerly. Unanimous approval.

Jim also mentioned the need for employee housing in area, and suggested using extra space at paradise for such housing.

CBMR agreed to explore this topic.

Betty suggested sending out letter regarding Bylaws in regards to building and permitting. This will be done soon.

Plans for construction on Unit #110 exterior storage closet were submitted to board.

MOTION- Bryan made a motion to approve Kyle Wolf's closet project. Jim seconded the motion and approval was unanimous.

Establishment of next meeting date

The next Board Of Directors meeting was set for July,7 2016 immediately following the annual meeting.

Adjournment

A motion was entered by Jim to adjourn meeting. The motion was seconded by Betty. Meeting was adjourned at 7:10.

The Annual Minutes of The Paradise Condominium Association have been reviewed by the Executive Board of Directors and hereby approved by the President of The Paradise Condominium Association.

Paradise Condominium Association

Approved on

Date

PARADISE CONDOMINIUM OWNERS' ASSOCIATION

**Annual Homeowners Meeting
July 9, 2015 4:00pm MDT
Plaza Condominium Conference Room**

- 4:00pm Call to Order**
Roll Call/Establish Quorum/Introductions
Proof of Notice
Reading & Approval of July 10, 2014 Meeting Minutes
- 4:05pm Reports**
Officers
Manager
Financial
- 4:30pm Old Business**
- 4:50pm Current Directors Term Expiration**
Betty Mudd 2015
Rod McFarland 2016
Jim Westmoreland 2016
Joe Schwartz 2017
Bryan Lyerly 2017
- 5:00 pm New Business**
- 5:20pm Establishment of Next Meeting Date**
- 5:30pm Adjournment**

NOTICE OF THE ANNUAL HOMEOWNER'S MEETING
OF
THE PARADISE CONDOMINIUM ASSOCIATION

You are hereby notified that the upcoming Annual Homeowner's Meeting of The Paradise Condominium Association will be held on **Thursday July 9, 2015 at 4 PM MDT** in the Plaza Conference Room in Mt. Crested Butte, Colorado.

If you are unable to attend, please designate an individual who will be present at the meeting to vote your proxy. Return the proxy form to The Paradise Condominium Association, Box 5700, Mt. Crested Butte, CO 81225, or you may FAX it to us at (970) 349-2907.

YES, I will be attending the Paradise Association Annual Homeowner's Meeting.

Name _____ Unit # _____

I will be calling in to the conference call.

The call-in number is (866)-205-2023. The pass code is 9703494317

NO, I will not be attending the Paradise Association Annual Homeowners' Meeting and have named a proxy below:

I, _____, Owner of Unit # (s): _____ the undersigned, hereby appoint
_____ as my proxy to represent me and to vote for me in the matters

to come before the Paradise Association Annual Homeowner's Meeting to be held on July 9, 2015 at 4 PM MDT.

Signature Date

Dear Paradise Homeowner,

A recent change in the Colorado statutes requires an owner to give permission before his/her contact information including e-mail address-can be released to other members.

Please initial here _____ if you would like your contact information included on the master list that is distributed to the other owners.

**PARADISE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNERS' MEETING
July 10, 2014
4:00pm MDT**

MEMBERS PRESENT:

- Rod & Katherine McFarland
- Betty Mudd
- Jim & Mary Sue Westmoreland
- Laura Leslie (By phone)
- Joseph Schwartz (By Phone)
- Bryan & Christine Lyerly
- Leon Bond (By Phone)
- Dave & Laura Ferenci (By phone)
- Tom & Sherry Donnelly (By Phone)
- Tom & Cala Pence (By Phone)

**MANAGEMENT COMPANY
PRESENT:**

- Toni Wilson
- Jason Fries
- Lynn Kiklevich
- Todd Burnett

Call to Order

The meeting was called to order at 4:04 PM, MDT.

Proof of notice was established as having been mailed June, 10 2014

A quorum was established with 77.76 % of the following representation:

<u>Unit</u>	<u>Owner</u>	<u>Attending/Proxy</u>	
PA101	Donnelly, Thomas & Sherry	Present Via Phone	2.94
PA102	McFarland, Rodney & Katherine	Present	2.96
PA103	Tubb, Mary	Proxy to Christine Lyerly	2.96
PA104	Lyerly, Bryan & Christine	Present	2.94
PA105	Hamner, Ralph - Trustee	Proxy to Jim Westmoreland	2.94
PA106	Schwartz, Joseph	Present via phone	2.96
PA107	Goedjen, Carl	Absent	
PA108	Young, Malcom	Absent	
PA109	Roberts, Linda & Gareth	Proxy to Betty Mudd	2.93
PA110	Van Hoesen, Kristin and Mark	Absent	
PA111	Maria Meyer Oakum	Absent	
PA112	Bond, Leon & Candis	Present	2.96
PA201	Morrison and Stauffer	Absent	
PA202	McFarland, Rodney & Katherine	Present	5.21
PA203	McFarland, Rodney & Katherine	Present	5.19

PA204	Westmoreland, Jim & Mary Sue	Present	5.11
PA205	Ferenci, David and Laura	Present via Phone	5.28
PA206	Michalson, Jeff	Absent	
PA207	Schroeder, Raymond & Cheryl	Proxy to Rod McFarland	5.30
PA208	Melius, Lee and Marni	Proxy to Jim Westmoreland	5.28
PA209	Mudd, Carl & Betty	Present	5.28
PA210	Leslie, Laura	Present via phone	5.32
PA211	McFarland, Rodney & Katherine	Present	5.32
PA212	Pence, Tom & Cala	Present	5.23
PA213	Employee Unit - Association	Represented	1.72

77.83 %

Motion: By Jim Westmoreland to waive the reading of and approve the July 11, 2013 Annual HOA Meeting Minutes.

Seconded: By Rod McFarland

Vote: Unanimously Approved

REPORTS

OFFICES REPORT

Rod deferred to Betty and Jim as he has not been at Paradise much this year. Jim reported that the work that was done behind the Aspen building turned out well. At this point there has not been any water penetration. Bryan Lyerly commented that he would like to have a sump pump installed just in case there is water penetration again as we are just now going into the monsoon season here in Crested Butte. The estimated cost of the sump pump is @ \$1000. Bryan stated that he also thinks that adding a valley pan would help mitigate the amount of water that cascades down the driveway into the area behind the Aspen building. Todd reported that the Paradise buildings have a French drain system installed. Rod McFarland agreed that a sump pump should be installed. Bryan thanked the maintenance team for all the work they have done on fixing this issue. The asphalt repairs were done on the driveway as well.

MANAGER REPORT

WINTER 2013-14 RECAP

Oh what a difference a year makes! So many things went right this year beginning with the success of the new season pass program. CBMR took a big risk by reducing their pass price by 40% this year, but the gamble paid off with significant increases in volume that resulted in more skier days/ancillary revenues from the local and regional markets. Mother Nature helped by sending the area nearly 300 inches of snowfall for the season.

The Airline program performed very well, resulting in increased service from the Chicago and Houston markets. CBMR is also in negotiations with American for an increase in capacity from DFW. CBMR guarantees the Chicago and Dallas service, and the Gunnison RTA contracts for the Denver and Houston flights.

SUMMER PREVIEW

A lot of fun activities are on tap for the summer including another season of the LIVE from Mt. Crested Butte music series (every Wednesday beginning in July), the Free Friday lift ticket program, and the Mt. CB Blue Grass Festival. Mt Crested Butte will once again host the US Pro Cycling Challenge in August and have several other biking events planned as well as more new biking trails on the mountain.

The Fourth of July holiday is shaping up to be even busier than last year – the resort is forecasting 100% occupancy in our managed units for that weekend. And, the resort has nearly 50 weddings booked with CBMR this summer!

Butte 66 is open daily with a new summer menu for lunch, dinner and Sunday brunch. They'll have a variety of live music on the sunniest deck in Mt. Crested Butte on Friday afternoons.

MAINTENANCE UPDATES

It was a busy year at Paradise from a maintenance perspective. The HOA tackled two very serious issues this year – the water leaks into the building entryways and a very serious water penetration issue at the back of the Aspen Building.

In addition to these large projects, other maintenance items include:

- All of the cedar beams were re-stained
- The dormers on the Aspen Building were painted
- Drywall repairs and painting in the Employee Housing unit
- Hose bibs were replaced in both the Aspen and Dogwood garages
- Installed new hardware on all entry doors
- Repair drywall and paint in all building entry ways
- Repaired damaged drywall in garages and conference room
- Exterior painting – Dogwood building in needed areas
- Drain maintenance – roof drains, floor drains
- Guardrail repairs
- Repair and replacement of all damaged entry way tile in the Cottonwood and Dogwood buildings.

Discussion

Jason reported that there is no water proofing material on the entry walls that were added on with the major building renovation. Therefore water has been leaking into the wall and coming up from the bottom raising and cracking the cement and tile floors in the entryways. Management is working on a repair solutions as well as cost to present to the board. Bryan informed the group that there are heaters in the sub floor. Maintenance is now aware of these heaters and has now set up a system to turn them off in the summer season and on in the winter season.

JCI has patched the compressed area on the driveway just above the new retaining wall and SealCo will be sealing the entire drive and parking area this fall.

Nearly all of the new perennials that were planted in the raised beds are coming back this spring along with bunches of beautiful spring tulips this year in May and June that actually survived multiple snowstorms – I guess they were Colorado tulips! The hanging flower baskets and the flower barrels will be out for enjoyment the week of June 23.

At this point owners that called in were having trouble hearing the meeting. Everyone then hung up and called back in with instructions to put their phones on mute.

Financial Report

Balance Sheet

On April 30, 2014, the HOA was holding \$17,015 in cash and had \$23,603 in payables.

Accounts Receivable totaled \$5,257.04, however at June 18, there are zero owners more than 30 days past due. We were able to collect 100% of the receivable on Unit 212 when it sold.

The Operating Fund was (\$8,993) and the Capital Fund totaled \$36,916 with \$25,052 of this being fixed assets and \$11,864 of actual capital reserve savings.

Income Statement

At April 30, the HOA had incurred \$170,791 of total operating expenses, which is \$14,260 over budget. Capital expenditures total \$32,285, which is \$2,782 over budget. A full reconciliation of the Contingency Account and the Capital Account is below, along with explanations for several other cost over-runs.

Expense variances projected to be greater than \$1000:

Cable and Internet: \$1,818 over budget. Internet system had issues requiring an on-site visit from Blueprint technician to troubleshoot phone line issues and resulted in an upgrade to your DSLAM Firmware. Total cost \$1,744.

Contingency – \$2,312 over budget.

New Grill	\$1,138.23	
Emp Housing	253.75	(Drywall and Paint)
Snake Roof Drains	450.00	
Repairs to Deck Closets	7,091.28	
Misc Roof Repairs	482.00	
Misc Drywall Repairs	717.50	
Snake floor drains	<u>579.00</u>	

Total \$10,711.76

Electric - \$3,100 over budget. Rate increase at January 1 was more than expected and KWH usage also went up over last winter.

Insurance - \$3,651 under budget. Rate increase was less than expected.

Landscaping – \$2,577 over budget. These overages are from last spring. Extra attention and additional plantings in several areas which paid off this spring with a much improved look.

Snow Removal – over budget by \$5,254. Received 50% of total winter snowfall (130 inches) over 17 day time period from late January to mid- February. This required nearly non-stop snow removal. Ran out of snow storage at Paradise so had to move snow off-site.

Telephone – Over budget by \$1,163. Code requirements necessitated the installation of dedicated phone line for your fire safety system. Cost of installation + monthly cost = \$1,163 vs. zero budget.

Trash – Over budget by \$1,490. Increase in occupancy at the property. Multiple maintenance projects that required additional trash removal. Clean-out of meeting rooms that had become owner dumping ground for old furniture, discarded TV's, etc. There has been a problem with owners putting construction materials in the HOA trash – management does address this subject when we can figure out who it is.

**Approved 2013-14 Capital Projects
Actual as of April 30, 2014**

Item	Budget	Actual	Notes
Stain exposed timbers	\$ 4,500	\$ 4,311	
Replace two exterior doors	\$ 2,500	\$ 966	Painted
Replace all exterior door hardware	\$ 2,500	\$ 1,862	
Aspen Building Repairs	\$ 20,000	\$ 25,006	approved Sept 2013
Misc	\$ -	\$ 140	Floor prep - new tile & engineering consultation
Total	\$ 29,500	\$ 32,285	

Discussion

Betty inquired about the two doors that have not been replaced as of yet. Jason reported that the doors have been ordered and 1 door has been received the other door had to be reordered as the wrong door was sent. The owners also discussed areas in the building

where there is a possibility of reducing the light usage on a daily basis. Management will look into this and make recommendations to the HOA.

OLD BUSINESS

Parking continues to be an issue at Paradise as no one wants to park in the overflow. Management is asking for direction from the HOA. The biggest issue is up in the dogwood parking lot area. Laura Leslie suggested that additional no parking signage is needed. This will be discussed in the board meeting immediately following the HOA meeting.

ELECTION OF DIRECTORS

There are two board seats up for re-election this year that are currently being held by Joe Schwartz and Laura Leslie. These are three year terms that will expire in 2017.

Current Directors	Term Expiration
Joe Schwartz	2014
Laura Leslie	2014
Betty Mudd	2015
Rod McFarland	2016
Jim Westmoreland	2016

There were three owners that that offered their time to serve on the board this year. The following three nominations were submitted:

Laura Leslie- Owner of 210
Joe Schwartz- Owner of 106
Bryan Lyerly- Owner of 104

Results of Board of Directors Election

Upon secret ballot voting by the members present/represented the following results were announced, Bryan Lyerly and Joe Swartz were elected to the board of directors. Congratulations to Bryan and Joe.

The board thanked Laura Leslie for her past years of service.

NEW BUSINESS

2014-15 Budget

Revenue

The 2014-15 HOA budget anticipates regular operating revenues of \$161,132, which is an increase of \$6,500. This comes exclusively from a 4.4% increase in operating assessments to cover anticipated increases in expenses. In addition, the owners approved a \$12,000 Operating Special Assessment to fund the 2013-14 FY short falls. This assessment was billed on June 1.

Capital Assessments will remain at the amount approved by the Board in December. An updated 10 year capital plan is included in the meeting packet which illustrates anticipated capital projects and cash flow. This plan reflects the \$6,000 capital special assessment approved by the owners to fund current year projects.

Operating Expenses

The cumulative operating expenses are anticipated to be \$8,126 less than last year's actual expenses, but \$5,176 over this past year's budget. Significant line item adjustments to the past year's budget include:

Electricity – The HOA had a much larger rate increase than expected last year. In conversations with GCEA this spring, management was told to expect less than 2% increase in residential accounts this year. That being said, the budgeted amount is still \$2,925 more than last year's budget based on this year's actual expense.

Insurance – The HOA budgeted for a 5% premium increase in November. This should be sufficient based on the increases we are seeing with other HOA's that are currently renewing their policies. This results in a budget number that is \$1,855 less than last year's budget, but \$1,795 more than last year's actual.

Landscaping – The budget reflects a \$1,300 increase over last year's budget, but \$1,000 less than last year's actual.

Snow Removal – The budget number is \$1,000 more than last year's budget, but \$3,572 less than last year's actual.

Telephone – \$1,212 more than last year's budget. Flat to last year's actual. This is a new expense line for the telephone line required for your fire safety system so that the fire department and the management company are automatically alerted when the alarms are triggered.

Trash Removal - \$825 more than last year's budget. \$515 less than last year's actual. Management anticipates slightly less volume than last year but we need to absorb a rate increase from Waste Management.

2014-15 Capital Projects

Item	Budget	Actual	Notes
Replace Hot Tub and Deck	\$18,000		Urgent need. Will be completed this fall
Asphalt Maintenance	\$ 9,000		
Replace Entry Tile - all 3 Bldgs	\$ 3,000		There may be some savings on this project as we can re-use a lot of the existing tile and CBMR can install
	\$ 30,000		

The hot tub project will include:

New tub shell

New deck materials, as we won't be able to match the existing since it is so faded and the holes won't match up.

New 2" PVC for plumbing

New treated lumber for framing purposes

The current boiler, sand filter, and circ pump are all in good shape

Jet pump will probably last another couple years.

CBMR will build the deck and plumb the tub, eliminating the need for outside contractor, saving the HOA considerable money.

EFT Payments

Some of the owners asked about being able to set up electronic payments. CBMR can accept credit cards however there are credit card fees that will be charged to the owner for each transaction. Management will look into options and possibilities to implement this process. Some of the issues are that the HOA account is not set up for this type of transaction.

Establishment of Next Meeting Date

The date for the next Annual Homeowner's Meeting was scheduled for Thursday July 9, 2015 at 4:00PM MDT.

Adjournment

With no further business to discuss the following motion was made:

Motion: by Rod McFarland to adjourn the meeting

Seconded: by Betty Mudd

Vote: Unanimously Approved

The meeting was adjourned at 5:19pm MDT.

Respectfully Submitted by:

Approved by:

Antoinette Wilson
Homeowner Liaison
CBMR Properties

Joe Schwartz
Secretary/ Treasurer

**2015-16 Budget
Paradise Condominiums**

Final

Approved May 4, 2015

	May	June	July	August	September	October	November	December	January	February	March	April	Total
Paradise Condominiums 2015-16 Fiscal Operating Budget updated 8/4 Board mtg													
OPERATING REVENUES													
Operating Assessments	12,916.66	12,916.66	12,916.66	12,916.66	12,916.67	12,916.67	12,916.67	12,916.67	12,916.67	12,916.67	12,916.67	12,916.67	155,000.00
Operating Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fees	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Interest - Operating	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	18.00
Rental Income	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue	13,428.16	13,428.16	13,428.16	13,428.16	13,428.17	13,428.17	13,428.17	13,428.17	13,428.17	13,428.17	13,428.17	13,428.17	161,138.00
EXPENSES													
Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounting Fees	0.00	1,000.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,300.00
Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	10.00	80.00
Cable & Internet	974.00	974.00	1,025.00	1,025.00	974.00	974.00	974.00	1,025.00	974.00	1,025.00	1,025.00	974.00	11,943.00
Chimney Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00
Common Area Cleaning	500.00	700.00	700.00	700.00	405.00	435.00	525.00	875.00	825.00	850.00	900.00	900.00	7,905.00
Contingency	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
Contract Labor	0.00	1,370.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,970.00
Electric	2,020.00	1,350.00	890.00	900.00	875.00	1,240.00	1,750.00	1,450.00	2,450.00	2,450.00	1,800.00	1,750.00	18,885.00
Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Protection	50.00	25.00	150.00	150.00	12.50	1,150.00	250.00	12.50	275.00	75.00	25.00	125.00	2,300.00
Firewood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gas	40.00	40.00	170.00	65.00	120.00	120.00	90.00	135.00	175.00	175.00	175.00	130.00	1,435.00
HOA/BOG Meetings	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	325.00
Hot Tub Labor	375.00	600.00	950.00	725.00	775.00	150.00	700.00	950.00	600.00	850.00	1,000.00	300.00	8,225.00
Hot Tub Supplies	550.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	300.00	0.00	50.00	0.00	900.00
Insurance	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,600.00
Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	700.00	2,300.00	2,700.00	900.00	500.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Legal Fees	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	300.00
Maintenance Labor	1,000.00	1,150.00	300.00	400.00	800.00	650.00	1,500.00	1,500.00	1,500.00	300.00	400.00	500.00	10,000.00
Maintenance Supplies	200.00	200.00	200.00	100.00	200.00	150.00	100.00	500.00	500.00	150.00	100.00	100.00	2,500.00
Management Fees	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	1,285.00	15,420.00
Miscellaneous Expense	0.00	0.00	0.00	100.00	0.00	0.00	150.00	150.00	0.00	0.00	0.00	0.00	450.00
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	3,000.00	4,000.00	4,000.00	3,000.00	1,000.00	17,500.00
Telephone	102.00	152.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	102.00	1,224.00
Trash	300.00	350.00	500.00	500.00	300.00	300.00	125.00	500.00	500.00	500.00	500.00	300.00	4,725.00
Water & Sanitation	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	21,120.00
Total Operating Expenses	11,486.89	14,231.08	14,332.00	10,712.60	11,428.65	11,681.00	13,671.00	15,004.50	17,656.60	15,657.00	14,162.00	10,886.00	161,207.00
Operating Net Margin	1,941.27	(802.84)	(903.84)	2,715.56	1,999.52	1,747.17	(242.83)	(1,576.33)	(4,228.43)	(2,228.83)	(753.83)	2,542.17	(169.00)
Capital Assessments	1,335.38	1,335.38	1,335.38	1,335.38	1,335.38	1,335.38	1,335.38	1,335.38	1,335.38	1,335.38	1,335.38	1,335.38	16,024.56
Special Assessments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest - Capital	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
Total Capital Contributions	1,340.38	1,340.38	1,340.38	1,340.38	1,340.38	1,340.38	1,340.38	1,340.38	1,340.38	1,340.38	1,340.38	1,340.38	16,084.56
Depreciation	74.98	74.98	74.98	74.98	74.98	74.98	74.98	74.98	74.98	74.98	74.98	74.98	899.76
Capital Expenditures	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	2,600.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
Total Capital Expense	4,074.98	4,074.98	4,074.98	4,074.98	4,074.98	2,074.98	74.98	74.98	74.98	74.98	74.98	74.98	18,899.76
Net Capital Contribution	1,265.40	(2,734.60)	(2,734.60)	(2,734.60)	(2,734.60)	(734.60)	1,265.40	1,265.40	1,265.40	1,265.40	1,265.40	1,265.40	(2,815.20)
Combined NET MARGIN	3,237.66	(3,637.46)	(3,638.44)	(18.44)	(734.93)	1,062.57	5,022.57	(919.10)	(2,812.43)	(663.43)	811.87	3,897.57	(2,944.20)

Project Title:	Last Year Completed	Life in Years	Project Estimate	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Wireless Internet Installation	2012	6	12000	7178						
Retaining Wall Repairs	2011	30	40000							12000
Re-pave parking lot	2011	15	90000							
Garage Repairs/Painting		5	4000					4000		
Replace Hot Tub & Deck	2003	10	14000			18061				
Upgrade Fire Panel	2007	10	2500						3000	
New signage interior/exterior	1982		4000							
Screen replacement 30%		5	3000							
Replace RR borders lawn / pavement	2011	15	5000							
Asphalt Maintenance	2011	3	8000			8766	2000		10000	
Seal exterior stonework	2012	5	3000	3255			2000		4000	
Stain balcony decks	2006	6	5000	3466						6000
Stain exposed timbers	2010	3	4000		4311		4500			
Stain garage doors	2011	5	5000				5000			
Exterior Painting - dormers, etc	2006	6	3500	1962						5000
Replace Ext. & Int. Doors as needed	2006	10	5000		966				2500	
Replace Garage Doors	2006	20	60000							
Replace entry tile - all 3 bldgs	2006	10	3600		70	4466	1500			
Replace parking lights	1982	30	12000							
Upgrade all bldg exterior lighting	2006	15	5000							8000
Paint Interior Hallways/Doors	2012	5	6000						7500	
Interior Hallway Carpet	2006	8	10000							
New Membrane - Aspen Flat Roof	2003	15	25000							30000
New front roof membrane - all 3	2003	15	15000							20000
New Exterior Door hardware (9 doors)			2500		1862					
Emergency Repair - Aspen Bldg foundation					25006					
Sump pump Aspen						1273				
PA 205 roof repairs							3000			
Annual Needs Total				15,861	32,215	32,566	18,000	13,500	27,000	81,000
Beginning Balance				23,867	18,006	12,816	1,915	180	2,945	2,210
Capital Reserve Assessments				10,000	12,025	16,265	16,265	16,265	16,265	16,265
Capital Expenditures				15,861	32,215	32,566	18,000	13,500	27,000	81,000
Contingency						600				
Depreciation Expense				75	75	75	75	75	75	75
Sub Total				18,006	-2,184	-4,085	180	2,945	-7,790	-62,525
Loan or Special Assessment										
Roll-over of Excess Operating Funds					15,000	6,000			10,000	70,000
Ending Balance				18,006	12,816	1,915	180	2,945	2,210	7,475