

PLAZA AT WOOD CREEK CONDOMINIUM ASSOCIATION

Annual Homeowners Meeting Minutes

Wednesday, May 25, 2022 3:00PM – 4:00PM (MDT)

Board of Directors

Thor Hoppess	President	Term expires 2023
Allen David	Board Member	Term Expires 2024
Philip Miron	Board Member	Term Expires 2024
Marjorie Locker	Board Member	Term expires 2022
Mary Decker	Treasurer	Term expires 2022

CBMR Properties

Bill MacFarlane	Senior Director of Lodging
Jill Higgins	General Manager
Billy Morgan	Senior Building Maintenance Manager
Kat Loughan	Community Association Manager
Jared Martin	Assistant Property Manager (Vacation Rentals)

Owners

See attached Attendance Spreadsheet

Call to Order – Called to Order 4:11pm

- Roll Call/Establish Quorum
 - Quorum was not established but nothing will be voted on by homeowners at this meeting.
 - Max Evans questioned the meeting happening with no quorum, Bill advised it is not needed as there are no voting items, per the declarations.
- Validation of Proxies
- Proof of Notice – May 16th, 2022
- Approval of August 6, 2021 Annual Meeting Minutes
 - Previous annual meeting minutes were not approved at this meeting. Will be approved at the August 5th 2022 annual homeowner picnic.
 - Mike Engelhard asked about the capital reserve sheet not showing actuals for employee unit remodel.
 - Susan Berkowitz asked about the lower lobby remodel.

Reports

- Property Manager Report – See Meeting Packet
 - Billy Morgan reported on Capital Projects.
- YE 2021/2022 Financial Report – See Meeting Packet
 - Sam Mamet (532) asked about the firewood expense, Thor extrapolated that this is in discussion to remove from HOA expense and pass on to individual homeowners.
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- President’s Report

- Thor reiterated that inflation is based upon gas prices, and we are seeing unprecedented increase to good, and services. The BOD worked very hard to make sure the increase in dues was as minimal as possible.
- The Plaza ran at a deficit last FY and this current FY which was covered by the capital account.

New Business

- FY 2022/2023 Board Approved Budget Review and Ratification – operating and capital budget were reviewed with homeowners

Open Floor for Owners

- ABG asked about spider webs, parking garage, and general influx of dogs on property
- Susan B asked why CBMR Properties is making a profit on labor for housekeeping and maintenance work done for the general common elements
- Marjorie suggested Susan B review the AMA contract
- Sam Mamet asked about Iron Horse marketing agreement, Thor let owners know they are upholding their end of the bargain.
- Sam asked to discuss the dues increase a bit more (out of time for that)
- Susan B brought up AMA regarding renewal date and voiced concerns about not having enough time to re-negotiate.
- Julie Kiley asked about Pickle Ball,
 - Cindy David has ideas on paint and equipment
 - Marjie will take on pickle ball questions

Next Meeting - Homeowner Picnic August 5, 2022

Adjournment: Meeting adjourned at 5:54pm.

UNIT	OWNER	ATTENDING/PROXY/CONF CALL		% of Vote	Proxy to
31	Nikki & John Morris			1.522	Thor
32	Plaza Association	MGT	1.523	1.523	
33	Sean Donovan			1.683	
34	Blaine McAnally			1.792	
35	MDT Development LLC			3.462	
36	Employee Unit	MGT	0.426	0.426	
37	Employee Unit	MGT		0.218	
38	Employee Unit	MGT		0.23	
131	Keith and Gail Bjorndal			1.479	
132	James and Kathleen Reese			1.479	
133	ABG Gellert	Proxy	1.874	1.874	Thor
134	John and Cyndi Baily			1.874	
135	Maxwell and Andrea Evans			1.479	
136	Kristina Wyatt			1.479	
231	Sidney & Barbara Pinkston			1.479	
232	Sidney & Barbara Pinkston			1.479	
233	Frank Yates			1.874	
234	Frank Yates			1.874	
235	Scott Richardson			1.479	
236	Russ Scanlon & Marina McGhee			1.479	
237	Brian and Kelli Rolfe			1.479	Thor
238	Scott Taylor			1.479	
239	Snowflakes and Wildflowers LLC			1.874	
240	Sara and Ryan Hall			1.874	
241	Kevin Butcher			1.479	
242	Don Brown			1.479	
331	Andrea & Henry Wheeler	Attending	1.479	1.479	
332	Zach Barnes			1.479	
333	Melissa Wheaton	Proxy	1.874	1.874	
334	Mike James			1.874	
335	Alfredo & Gloria Sotolongo			1.479	
336	Cindy and Allen David	Attending	1.479	1.479	
337	Michael and Laurie Pickerill	Attending	1.479	1.479	
338	Michael & Linda Englehard			1.479	
339	Philip Miron	Attending	1.874	1.874	
340	Tom Atkinson			1.874	
341	Jay Koch			1.479	

342	Randy Hertz			1.479	Thor
431	Randy Pratt			1.479	
432	Julie Kiley			1.479	
433	Susan Gellert	Proxy	1.874	1.874	
434	Mary Decker	Attending	1.874	1.874	
435	Brigitte Gerhard			1.479	
436	David Meadors			1.479	
437	Joel & Nancy Roselin			1.479	
438	Shay Williams			1.479	
439	Edward Fowler			1.874	
440	Susan Berkowitz	Attending	1.874	1.874	
441	Andy Silverman			1.479	
442	James Cavendar	Attending		1.479	
531	Thor Hoppess		1.479	1.479	
532	Judith Mamet	Attending	1.479	1.479	
535	Debbie and Terry Moore			1.479	
536	Jody Helbling			1.479	
537	Steven & Michelle Avard			1.479	
538	Marjorie Locker	Attending	1.479	1.479	
539	James & Eileen Ross			1.874	
540	David Rockett/John Schindler			1.874	
541	Lori Muecke			1.479	
542	Julie Woods			1.479	
637	Sara & Trent Gall			1.479	
638	Kim & Laurel Hansen			1.479	
641	Mike Utley			1.479	
642	Bob Berger			1.479	
	TOTAL REPRESENTATION:		22.06 7	100	