

PLAZA AT WOOD CREEK CONDOMINIUM ASSOCIATION

Annual Homeowners Meeting Minutes

Friday, August 4, 2023 9:00AM – 11:00PM (MDT)

Board of Directors

Thor Hoppess	President	Term expires 2023
Allen David	Board Member	Term Expires 2024
Philip Miron	Board Member	Term Expires 2024
Linda Engelhard	Board Member	Term expires 2025
Mary Decker	Treasurer	Term expires 2023

CBMR Properties

Bill MacFarlane	Senior Director of Lodging (Via GoToMeeting)
Phil Hildreth	General Manager
Billy Morgan	Senior Building Maintenance Manager
Dawson Stucki	Plaza Maintenance Manager
Jared Martin	Property Manager
Beth Robinson	Assistant Property Manager (Vacation Rentals)

Owners

See attached Attendance Spreadsheet

Call to Order – Called to Order at 9:11am.

- Roll Call/Establish Quorum
 - Quorum established with 59.52% of membership present.
- Validation of Proxies
- Proof of Notice – July 18, 2022
- Approval of August 5, 2022 Annual Meeting Minutes
- Approval of May 25, 2022 Annual Meeting Minutes

Motion: Ian Arnold moved to approve the August 6, 2022 and May 25, 2022 annual meeting minutes.

Second: Allen David seconded.

Vote: All ayes.

Resolution: Motion passes unanimously.

Election of Directors (Terms expiring 2023)

- Thor Hoppess term is expiring.
- Mary Decker term is expiring.
- Sean Donovan, Scott Richards and Nikki Morris are running for new seats

Reports

- YE 2022/2023 Financial Report – See Meeting Packet
- FY22/23 Operating and Capital Assessments – See Meeting Packet
 - Ended the fiscal year with a \$280,000 deficit.

- Audit of budget should be done by September. Bridge budget will be from May 1- August 31, 2023
- New fiscal year will be Sept 1 – Aug 31
- Capital Reserves Professional Report and 20-Year Projection
 - Billy – Vendor short falls are prevalent in CB
 - Stairwell should be done soon – vendor is not following through with scope of work agreed upon
 - New locks on all doors, have been keyed and should be here next week to install
 - Stucco outside of building
 - Cindy – frustrated with stair project.
 - Bond for contractor?
 - Janet – going forward contracts with vendors should have an end date
 - Philip – locks, are they obsolete?
 - Deck fixing and stopping water damage (stucco damage as result)
 - Philip wants status report of what/whose deck was fixed – 6 balconies were completed
 - Stucco is cracked and damaged
- Next year budget review, Mary – dues increase – 27% increase and based on square footage of condo.
 - Thor – Plaza dues are behind the rest of the buildings on the mountain, thus the increase
 - Special assessment to address cash issue \$225,000 total - \$3400 (2-bd), \$4300 (3-bd)
 - Philip – would like to see a special assessment rather than an increase in dues

New Business/Presidents report

- Board may establish the fiscal year and that is where the bridge budget came from.
- Review of HOA Declarations and Amendments
 - Max Evans – dues increase, how much is operating and how much is reserve?
 - 2bdroom is \$849 (operating)/\$252 (reserve)
- Thor has been president for 9 years, will be rolling off this year.
 - Board has decided to move forward with a new HOA manager. New company is TOAD property management, local company. 4 different bids for different companies on HOA management. Relationship ends Aug 31, 2023, and HOA asked for extension until Oct. 1 when TOAD will take over.
 - Front desk will no longer be around but TOAD will have a presence on-site at Plaza.
 - Susan B - Should homeowners subsidize a full-time employee for the FD?
- Board wants to recommend that the decs are changed from single STR provider to a multiple STR's based on owner preference. Will need membership to vote on this change by end of Sept.
 - Owners do not believe they were given adequate notice of the change.

Results of Election

- Scott Richards and Sean Donovan elected to 3-year terms.

Open Floor for Owners

Adjournment: Meeting adjourned at 11:57am.

Motion: Mary Ann Richards moved to adjourn

Second: Susan Gellert seconded.

Vote: All ayes.

Resolution: Motion passes unanimously.

UPDATE ATTENDANCE SPREADSHEET BELOW

UNIT	OWNER	ATTENDING/PROXY/CONF CALL		% of Vote
31	Nikki & John Morris			1.522
32	Plaza Association	MGT	1.523	1.523
33	Sean Donovan		1.683	1.683
34	Blaine McAnally	ATTENDING	1.792	1.792
35	MDT Development LLC		3.462	3.462
36	Employee Unit	MGT	0.426	0.426
37	Employee Unit	MGT	0.218	0.218
38	Employee Unit	MGT	0.23	0.23
131	Keith and Gail Bjorndal			1.479
132	James and Kathleen Reese		1.479	1.479
133	ABG Gellert		1.874	1.874
134	John and Cyndi Baily		1.874	1.874
135	Maxwell and Andrea Evans	ATTENDING	1.479	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	ATTENDING	1.479	1.479
236	Russ Scanlon & Marina McGhee	ATTENDING	1.479	1.479
237	Brian and Kelli Rolfe		1.479	1.479
238	Scott Taylor			1.479
239	Ian and Sonia Arnold		1.874	1.874
240	Sara and Ryan Hall			1.874
241	Kevin Butcher	ATTENDING	1.479	1.479
242	Don Brown			1.479
331	Andrea & Henry Wheeler	ATTENDING	1.479	1.479
332	Zach and Laine Barnes			1.479
333	Melissa Wheaton		1.874	1.874

334	Mike and Jeanne 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	ATTENDING	1.479	1.479
339	Philip and Janet Miron	ATTENDING	1.874	1.874
340	Tom, Kevin and Susan Atkinson	ATTENDING	1.874	1.874
341	Jay Koch			1.479
342	Randy Hertz	MAY ATTEND	1.479	1.479
431	Randy Pratt	PROXY	1.479	1.479
432	Julie Kiley			1.479
433	Susan Gellert		1.874	1.874
434	Mary Decker	ZOOM	1.874	1.874
435	Brigitte Gerhard		1.479	1.479
436	David Meadors			1.479
437	Joel & Nancy Roselin			1.479
438	Shay Williams			1.479
439	Edward Fowler	ATTENDING	1.874	1.874
440	Susan Berkowitz	PROXY	1.874	1.874
441	Andy Silverman			1.479
442	James Cavendar			1.479
531	Thor Hoppess	ATTENDING	1.479	1.479
532	Bruce and Lisa Joss		1.479	1.479
535	Debbie and Terry Moore			1.479
536	Jody Helbling	ATTENDING	1.479	1.479
537	Steven & Michelle Avard			1.479
538	Allen and Sheri Devino	ZOOM	1.479	1.479
539	Jill and John Linck		1.874	1.874
540	Dave Rockett and John Schnidler			1.874
541	Lori Muecke		1.479	1.479
542	Julie Woods			1.479
637	Sara Gall			1.479
638	Laurel and Kim Hansen			1.479
641	Mike Utley		1.479	1.479
642	Bob Berger	PROXY	1.479	1.479
	TOTAL REPRESENTATION:		59.528	100