

Corinthian Hills Annual Meeting
May 28, 2011
Dillon Town Hall
275 Lake Dillon Drive

Call to order: The meeting was called to order by Pen Wimbush at 10:07 am.

Attendance and Determination of Quorum: Board members present were Pen Wimbush, Kathy Kohler and Angela Schultess. Not present were Otto Vydra and Judy Hunt. Ned Brandt and Justin Connally from Americana were present. 15 households were represented in person and 44 by valid proxy. It was determined that a quorum was present.

Additions to Agenda from the floor

- a. There were no additions from the floor

Approval of prior year's minutes

Jim Johnston made the motion to have the minutes accepted and Jay Weinstein seconded the motion. All approved and the minutes were accepted.

Presidents report by Pen Wimbush:

- a. Pen would like to thank all board members for their wisdom and support.
- b. The Board of Directors recommends that the annual dues be raised from \$150 annually to \$175 annually.
- c. At last year's annual meeting it was discussed in great length about two units in the four-plex at Ensign Heights requesting significant exterior front window changes and in addition to that two rear decks. The ACC and the board continue to feel these requested changes would be more aesthetically desirable if ALL four units had the same change, but two units did not want to make any changes for financial reasons. At that meeting we were informed that units B and C would make modifications regardless of the position of the Corinthian Hill board of directors. The membership did vote at that meeting, with one dissention to support the board in enforcing the rules to maintain a harmonious exterior appearance. Since that time legal efforts have consumed about \$4000, with the residents requesting the further expense of mediation. The board finally elected not to pursue the matter further because of the pending financial burden. The board hopes this type of situation does not repeat itself, unfortunately making a mockery of our covenants and architectural guidelines.

Financial Report: Given by Ned Brandt

- a. As of 4/30/11 there is about \$16,000 in the bank. The upcoming June billing will provide more funds.
- b. Expenses exceeded the budget by \$840 but income was \$900 over budget.
- c. Jay Weinstein motioned to approve financials and Jim Johnston seconded the motion. All approved.

Approval of 2010/2011 Budget: By Ned Brandt of Americana Resort Properties

- a. We will have \$27,000 in expenses. The budget for 2011-2012 will raise dues to \$175.00 annually. The increase in dues will allow for tree removal and care if needed. Both front entrances are in need of repair to the brick. Both entrances have severe cracking.
- b. Jay Weinstein moved to accept the proposed budget and Jim Johnston seconded the motion to approve the budget. All approved.

Metro District Report: By Ned Brandt (On behalf of John Juhasz)

- a. The financial condition of the district is sound with more than adequate cash on hand to cover this year's budget. The Metro District has no outstanding debt and sufficient reserves to handle any unexpected situations that may arise.
- b. During the 2010 calendar year the old hot tub was removed and replaced with a new six-person, self-contained spa. This allowed us to remove the old gas fired boiler which had failed, two electric pumps, and a large filtering, which resulted in a significant reduction to the utility bills.
- c. This year there are two major improvement projects planned. The exterior of the clubhouse will be stained and the window trim will be repainted at the cost of approximately \$3,000. The second project is to completely refinish the pool surface. It has been 15 years since the pool was installed, and the walls and floor are to the point where this work is necessary. The cost for this project will be approximately \$9,000. Weather dependent these projects should be finished by the end of June. Once the work is complete we will have the meeting room furniture and carpeting professionally cleaned.
- d. This year there were no members up for election.

Old Business:

a. Ensign Heights (Continued 2011):

Denise Lykins the owner of a unit at Ensign Heights spoke about her disagreement with the changes being made to only 2 units at Ensign Heights during 2010. Denise could not replace the windows on her unit at the time Dick Harper and Robert Bunting wanted to replace theirs. Even though she could not commit to this project Harper and Bunting moved forward anyway and started replacing their windows. Due to this situation Frank Butler mentioned that the HOA needs to revise the covenants and tighten them up. If over time the HOA loses architectural control then this will eventually lead to decreased home values. Board President Pen Wimbush asked the membership if there were any objections to the HOA looking into revising the covenants and the verbiage within them. Jay Weinstein moved that the HOA research the current covenants and Dick Clark seconded the motion. All were in favor.

Dick Clark mentioned that the Corinthian Hill POA should sign off on all permits. Pen Wimbush has talked to the Town and Summit County several times asking them to have the POA notified to sign off on permits. At this time nothing has happened.

b. Barb Kohler mentioned that the Architectural committee meets on the 10th of every month. Starting in June the ACC will be doing periodic walk inspections of the neighborhood.

New Business:

- ### a. **Street Reconstruction:** All homeowners should have received a 10 page packet from the Town of Dillon regarding the road work on Ensign Drive this year. The Town will not complete all of the Ensign Drive this year and there is currently no set date to finish the remaining road.

Election of Directors

Terms expiring in 2011
Judy Hunt
Otto Vydra

Judy Hunt was not present but the board had no indication that she did not want to run again. At this time Otto Vydra has not expressed interest in running again. Art Kalbach was nominated to fill Otto Vydra's position.

Pen Wimbush motioned that Art Kalbach serve on the board. Peggy Beeler seconded. All approved.

Adjournment: With no further business to address, Jay Weinstein motioned to adjourn the meeting at 12:30 pm and Jim Johnston seconded. All approved.