

Corinthian Hills Annual Meeting
May 29, 2010
Dillon Town Hall
275 Lake Dillon Drive

Call to order: The meeting was called to order by Pen Wimbush at 1:03 PM.

Attendance and Determination of Quorum: Board members present were Pen Wimbush, Kathy Kohler and Angela Schultess. Not present were Geoff Schmidt, Judy Hunt and Otto Vydra. Ned Brandt and Justin Connally from Americana were present. 20 households were represented in person and 33 by valid proxy. It was determined that a quorum was present.

Additions to Agenda from the floor

- a. Dick Clark mentioned that he would like to add property and maintenance enforcement to the agenda.

Approval of prior year's minutes: Kathy Kohler pointed out that the minutes should be changed to reflect the fact that she was on the board and Barb Kohler was on the ACC. Jim Sullivan made the motion to have the minutes accepted as amended, and Joyce Juhasz second 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. John Juhasz stepped down from the Board of Directors and Geoff Schmidt was appointed to fill the remainder of John's term.
- c. Pen also wanted to thank everyone on the ACC. The committee has approved two projects and disapproved 1 project. Because of the new road construction the board advises that owners do no landscaping this year on the towns right of way.
- d. Pen mentioned that a special assessment may be needed because of legal issues with Ensign Heights.
- e. Pen also mentioned that people should take their items to the landfill instead of throwing them in the dumpster.

Financial Report: Given by John Juhasz

- a. As of 4/30/10 there is about \$16,000 in the bank. The upcoming June billing will provide more funds.

- b. In 2009 there was a new mailbox installed for Corinthian Hill Homeowners. The financials look over budget because of that, but are offset by the purchase of the individual mailboxes.
- c. Jay Weinstein motioned to approve financials and John Juhasz seconded the motion. All approved.

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

- a. We will have \$23000 in expenses. The changes from prior years are that we have extra money for landscaping and also we have about \$1,000 extra for maintenance. That extra money is primarily for repair to the entrance wall on the south side.
- b. The question was raised who does the collection. Ned informed the membership that Madeline Duncan was the attorney who handled severely delinquent accounts.
- c. Frank moved to accept the proposed budget Jim Seconded the motion to approve the budget. All approved.

Metro District Report: By John Juhasz

- a. Financially the Metro District looks very good. We have \$10,000 in excess of funds.
- b. We will be installing a new hot tub in the next few weeks.
- c. Reserves will be maintained this year.
- d. John Juhasz has a very big interest in the clubhouse. Pen Wimbush mentioned that all homeowners pay for the clubhouse through their taxes.
- e. Pen is term limited on the Metro District Board and Americana Resort Properties put out a notice asking for members to run for the open position. Otto Vydra volunteered and since no one else responded, Otto was installed to fill Pen's position. The Metro District board is in charge of the clubhouse.

Old Business:

- a. Last year the board agreed to help be a sponsor for the tenderfoot trail system. Kathy Kohler mentioned that we had agreed to adopt the Oro Grande Trail. Part of our adopting the trail is to take care of the trail throughout the year.
 - a. The people involved with the adopted trail went through crew leader training as well as CPR and emergency training.

- b. On the 19th of June there will be a trail work day. They are going to fill in holes and try to narrow the trail.
 - c. The Dillon ranger district will put up an adoption sign that says Adopted by Corinthian Hill POA.
 - d. Kathy Koehler has a map of all the trails and would be happy to give them out to anyone who would like them.
- b. Due to the wildlife on the mountain the Corinthian Hill POA prefers that Tenderfoot Mountain be closed completely to Motor Vehicles. Jay Weinstein mentioned that there are still tracks on Oro Grande this year.
- a. When owners hear or see motorized vehicles they are to call the Sheriff on their non emergency number, report it and then the Sheriff will go out to the cemetery and check on things.
 - b. Pen mentioned that the motorized vehicles de-value their properties. At this point the Forest Service is not sure what they are going to do about this.

New Business:

- a. Tree Pruning and removal by Pen Wimbush
 - a. Americana called 4 different companies about tree management. The one that expressed the most interest is A Cut Above Forestry.
 - i. The trees are growing at a rapid pace due the amount of water they are given.
 - ii. The board would like input from the owners about tree management.
 - iii. Barb Kohler requested that if you are going to cut down a tree to please contact the ACC and have it approved.
 - iv. Frank Butler mentioned that there are some trees on the common areas that are blocking views.
 - v. The first thing ACC will do is trim back trees along the Corinthian Hill sign so it is more visible. Also there are two trees that are next to the clubhouse that lead to the walkway that will be trimmed. Along the driveway there are Aspens that are coming up in the rocks that need to be removed. The last place the ACC will remove trees is along the easement north of the Corinthian Hill sign.
 - vi. Originally the ACC was to approve any new planting in the sub division. Hal Hufford believes that the ACC and the board have some authority to remove trees. The ACC should come up with guidelines and they need to be in the covenants.

- vii. Ted mentioned that from his point of view that all of the homeowners seem to be in agreement with removal of trees that impede views. He felt that view corridors need to be dealt with now to avoid further problems down the road.
- viii. Frank Butler believes that there should be some thinning and then if homeowners would like to replace existing trees with trees that have limited height they should do that.
- ix. When it comes to someone else's property there should be guidelines for that as well. Until we have formal guidelines to remove trees the board asked the ACC that they lean toward improving views.
- x. Bob made a motion and Fred Mentzer seconded the motion. All approved.

b. **Street Reconstruction:** Handout from Geoff Schmidt

- i. It is uncertain if Dillon is going to complete the street reconstruction project. Geoff Schmidt will have frequent updates.
- ii. John Juhasz mentioned that the footprint for the road is virtually the same, but the road will be smaller and the pans will be widened to accommodate the run off. The town will be putting Right of Way stakes on Ensign Drive.

c. **Water Rate Increase:** by Pen Wimbush

- i. The water rates will be increasing over the next year. There will be two meetings on the water rate increase throughout the summer.

d. **Addition to the agenda:**

- i. Enforcement of the For Sale sign requirements should be adhered to from here on out. The rules regarding trailers should be strictly enforced as well.

Ensign Heights Issue:

- a. The four-plex at Ensign Heights came to the board last year requesting that the front windows be changed on units B and C so they could have more window space. After the ACC reviewed the plans, the project was disapproved unless all of the units made the same modification.
- b. At the same time there was a request to put decks on the back of units B and C.

- c. The board's position is that unless the decks are uniform throughout the full building the project will not be allowed.
- d. Dick Clark mentioned that the party wall agreement requires that everyone in the complex must agree on what modifications are to be implemented.
- e. Americana will obtain the copy of the party wall agreement.
- f. Dick Harper mentioned that their association is going to make the modifications, regardless of what the ACC or CHPOA says.
- g. Dick Clark motioned that the homeowners support the board and ACC and they move forward with enforcing the rules that all projects must be harmonious. Jim Johnston seconded. All in favor except one, Dick Harper.

Election of Directors

Terms expiring in 2011

Geoff Schmidt-replaced John Juhasz
Judy Hunt
Otto Vydra

Terms Expiring in 2010

Pen Wimbush
Kathy Kohler
Angela Schulthess

Pen said that he would run again, as well as Kathy Kohler and Angela Schulthess.

Jay Weinstein motioned that all three candidates be elected by acclamation. John Juhasz seconded, all approved and Pen, Kathy and Angela were reelected to the board.

Adjournment: With no further business to address, _____ motioned to adjourn the meeting at _____ and _____ seconded. All approved.