

CORINTHIAN HILL PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
May 24, 2008
Dillon Town Hall

MINUTES

Call to Order- The meeting was called to order by John Juhasz at 10:00 AM after a social breakfast.

Attendance and Quorum- Board Members in attendance were Angela Schultess, John Juhasz, and Otto Vydra. 25 owners were present in person, 53 owners by proxy. Quorum was declared. Ned Brandt from Americana Resort Properties was also present.

Approval of Prior Minutes- Jim Johnston motioned, Jay Weinstein seconded the approval of the 2007 Annual Meeting minutes. All approved.

President's Report- Given by John Juhasz, Treasurer, in the absence of Pen Wimbush, President.

- a. I would like to thank the Board members, Joleen Meyer, John Juhasz, Judy Hunt, Angela Schulthess, and Otto Vydra, for their support, wisdom and time during the past year. Ned Brandt and Mary Stock, from Americana Resort Properties, continue their very professional handling of the Association's business.
- b. I also wish to thank the Architectural Control Committee, whose members are Michael Dugan, Elizabeth Sullivan, Susan Weinstein and Joyce Juhasz. The committee will conduct a neighborhood walk in June to determine any landscaping and painting needs to be addressed by homeowners.
- c. There is currently a vacancy on the ACC, and anyone wishing to serve on the committee should contact the board or Americana.
- d. During the last year, two duplexes were approved and constructed, and another duplex approved and currently under construction. There are now only two undeveloped lots in the subdivision -- one duplex and one fourplex.
- e. Per Board action and the proposed budget, the 2008 assessment will be \$150.00. It is anticipated that the annual assessment will remain at this level for some time.
- f. Water conservation is again an important issue, so please use water carefully. A replacement water shutoff valve for the irrigation system at the west entrance will soon be installed. This will result in the water service to Corinthian Hill being shut off for a short period one day this summer.
- g. We encourage all homeowners to use the Dillon Town Hall recycling facility to lessen the load on the dumpster below the Centennial Townhomes. Please do not use the dumpster for grass clippings, furniture, construction materials, or large branches and trees. These items, as well as any hazardous goods, should go directly to the county landfill.

Financial Report- Given by John Juhasz

- a. The association is in better shape than at this time last year.
- b. Cash on hand at April 30, 2008 is almost \$11,000. This is after increased expenses this year based on the approval at the 2007 annual meeting of paying \$5,600 in Metro District expenses by the POA.
- c. The Dillon water department is requiring the replacement of the water shut off valve at the entrance this year. The estimated cost for this is \$3,250. With this additional expense in mind the budgeted assessment for this year is \$150.
- d. There was a short discussion of the mowing bids for this year. Three bids were obtained and Mountain Goat Mowing was chosen.
- e. Frank Butler motioned to accept the budget, Kathy Kohler seconded and all approved.

Metro District Report-

- a. I wish to thank the directors as well as Ned Brandt and Mary Stock from Americana Resort Properties for another year of service.
- b. The Metro District Board members are:

Penington Wimbush	Term expires 2010
John Juhasz	Term expires 2010
Judy Hunt	Term expires 2012
Grace Dugan	Term expires 2010
Angela Schulthess	Term expires 2012

Reelected this spring in a non-contested election were Judy Hunt, Grace Dugan and Angela Schulthess.

- c. The mill levy for 2008 was basically unchanged from 2007.
- d. Clubhouse utility bills have continued to increase but new equipment has helped to contain the cost. Snow removal costs were higher than normal and there was some discussion about the city moving snow into yards. It was explained that the city has a 10 foot easement from the property line for snow storage.
- e. The last residential tap fee has been paid on a duplex lot.
- f. A reserve fund of \$10,000 has been established for future unexpected expenses.
- g. Projects completed during this past year include:

Spring cleaning of clubhouse pool, hot tub and meeting area.

Last summer the cracks in the tennis court were filled. The lease with Dillon Bay expires in September 2008, and the Board recommends not renewing the lease. We will consider filling the cracks again in the Spring of 2009 as a courtesy.

The clubhouse passed the annual fire department inspection.

- h. There are no major upcoming projects anticipated by the Metro District for the coming year.

Old Business-

- a. There was a short discussion on backflow valves for irrigation systems. The town is now doing inspections and can do them less expensively than other certified valve inspection contractors.
- b. It was announced that there was a vacancy on the ACC and a short discussion ensued on the function of the ACC. Barb Kohler was appointed to fill the vacant position.

New Business-

- a. Centennial will be replacing sliding glass doors and windows in units F through R this year. Units A through E will be replaced next year.
- b. A short discussion took place regarding the fact that the Town of Dillon should be replacing the Corinthian Hill streets in the next 2 to 3 years.
- c. A question was raised as to whether or not the Denver Water Board intended to repair their fence. If they do not intend to repair it, then it was asked if Corinthian Hill can remove the fence at its expense.
- d. The decision was made to have a Labor Day picnic this year. It is to be held on the Saturday of Labor Day weekend or August 30, 2008.
- e. Jay Weinstein wanted to thank the Wimbush's and Juhasz' on behalf of the association for their work on the landscaping at the entrance and clubhouse drive.
- f. It was agreed that Americana will publish a new directory. It will be put into booklet format if financially feasible.

Election of New Directors- Grace Butler motioned that John Juhasz, Judy Hunt and Otto Vydra be reelected to new 3 year terms. Jim Johnston seconded the motioned and all approved. Volunteers were solicited to fill Joleen Meyer's vacant position. Kathy Kohler volunteered and was appointed.

Adjournment- There being no further business Jay Weinstein moved to adjourn the meeting. Dick Lansford seconded the motion. The meeting was adjourned at 11:14 AM.

Transcribed by Ned Brandt on May 24, 2008