

Arbors at Mountain Shadows
Condominium Owners Association, Inc.
DRAFT Annual Members' Meeting DRAFT
Thursday, September 21, 2017
Fire Station No. 18, 6830 Hadler, 6:30pm

Call to Order – Meeting was called to order at 6:41 pm.

Confirmation of Quorum – CONO Representative reported 38% of Proportionate Interest of membership in attendance to include members present and proxies. This constitutes a quorum so the meeting is official.

Introductions

Approval of Agenda – Paul Duffy moved to approve agenda as written; second by Sal Calfa. No discussion. No dissent. Motion passed.

Approval of Annual Membership Minutes – September 22, 2016 – Linda McGehee moved to approve the Annual Membership Minutes from September 22, 2016 as written; second by Lori Shaw. No discussion. No dissent. Motion passed.

Treasurer's Report

Presentation of 2017-18 Budget – The proposed budget for the fiscal year 2017-18 approved by the Board was presented and accepted.

Election of 2 Directors – Term 09/2017 – 09/2018 – There were two nominations for election – Geri Juen and Linda DeHaven. Director Rand opened the floor for additional nominations. There were no other nominations. Paul Duffy moved to close the nominations; second by Lori Shaw. No discussion. No dissent. Motion passed. A motion was made and seconded to elect Ms. Guen and Ms. DeHaven by acclamation. Motion passed unanimously by voice vote.

Appointment of 1 Director to fill vacated position – Term 09/2017 – 09/2018 – Due to the vacancy created by Director Ahmad Gordji in June, the Board will be appointing a Board Director to fulfill the remainder of his term. Mr. Milan Cikanek volunteered for appointment and was accepted by the members.

"State of the Arbors COA" –

Director McIntyre discussed the Arbors' Insurance policy for fiscal year 2017-18. The premium for our insurance policy was raised significantly for several reasons:

- a. Credits that the Arbors was previously qualified for were discontinued or the Arbors no longer qualified for these credits.
- b. Rates were raised due to the extensive wind and hail claims throughout Colorado over the past several years.
- c. The Arbors had two large claims in the past 5 years – one for smoke damage and one for hail/wind damage to the roofs of all buildings.

The increase in rate with all things equal almost doubles. Because we had already announced several times that there was not going to be an increase in COA dues, we have decided to absorb any increase in insurance rates into the fiscal year 2017-18 budget. If we cannot determine a way to minimize this

increase going forward, we will not have any choice but to raise the COA dues next year to offset this increase.

Ways we can offset this increase:

- a. Increase the COA dues based on proportionate interest of membership – average \$18.
- b. Increase the percentage of our deductible to 5% from 2%. A 5% deductible would require that every owner pay their proportionate responsibility of \$925k if another hail/wind claim was made. Currently, the owners would have to pay a proportional part of \$377,000 (which is 2% deductible). This could be covered under the homeowners' individual HO6 policies under Loss Assessment. We recommend that you check with your insurer to ensure they will pay your portion of a Loss Assessment in the case that you're paying part of a deductible. Some insurance companies prohibit paying the Loss Assessment if it's associated with your portion of a deductible.

The Board will work to minimize the increases to insurance, while maintaining appropriate coverage.

The Board will be addressing pool repairs as soon as possible.

An organizational meeting will occur after the annual meeting to elect officers and discuss communication by the new Board.

Meeting Adjourned at 7:42pm.

Respectfully submitted,
Laurie McInnis, Secretary