**Charon Pines Homeowners Association**

**Annual Meeting**

**Monday, March 8, 2021**

**6 PM Zoom Meeting Call**

**Minutes**

1. **Call to Order; Confirm Quorum** – Pursuant to timely notice of the meeting having been given, Wayne Peters, President, deferred to Carol Cannon, Managing Agent to run the meeting. Carol called the meeting to order at 6 :05 PM. Quorum is a majority. Eight unit owners were in attendance via ZOOM, so a quorum was met. In attendance were Lynnette and Robert Will #46, Brent Vaughn #48, Mike Hutchinson #50, Heather and Scott Chluda #52, Wayne Peters #54, Jacob Tandy #56, Don and Pattie Grady #58, Abbie Cobb #62.
2. **Approve Minutes of the last Annual Meeting** – Carol asked if there were any changes to the 2020 Annual Meeting Minutes. There were none. **Motion:** Approve the minutes of the March 28, 2020 Annual Meeting Minutes. M/S/P Brent/Wayne: Passed
3. **Manager’s Report and Current Financials as of Dec 31, 2020 –** Carol began a discussion regarding the 2020 Repairs and Maintenance and the Financials as of December 31, 2020.

**Major Repair and Maintenance Items 2020**

Roof vent pipes repaired/replaced and braced (annually) $1,235

New gutter and heat tape at #44 and #52 $2,266

Extinguishers re-filled and inspected (annually) $42

Gas Fireplaces all inspected and serviced (annually) $820

Landscaping clean up and “Stink Daisies” removed $250

Unclogged gutters as needed and repaired fascia $802

Turner Morris inspected roof, secured all fasteners $1000

Cut down 4 dead trees behind upper level $200

**Future Repairs and Replacements**

Roof Replacement – presented last year ($70,000 per building). Carol is working on getting a second bid. The buildings were built in 1983 making the roofs 38 years old. Brent suggested getting a bid for additional snow melt system when getting the roof replacement system. Carol mentioned that an owner suggested heavy-duty paint that might seal the metal roof, but roofers have said that with this extreme weather, that does not work. The paint will deteriorate quickly.

Driveway sealing – Apeak asphalt says only need to be done 3-5 years after installation. Last done 2018? Approx $3000. Carol will continue to monitor this this spring/summer.

Painting Needed – More touch ups every summer to maintain. A siding replacement will be necessary soon. This group felt the roof is more of a priority than a siding replacement.

New plow contractor next winter – same price for 2021-2022 season, then he will re-evaluate the price.

**Financials as of 12/31/2019 vs 2020**

Operating Account = $10,647 (2019) $12,053(2020)

Reserve Account = $33,205 (2019) $43,510 (2020)

Accounts Receivables reduced from 2018 =$26,228 to 2019 = $8,395 to 2020 = $885

No Units more than one month past due.

**Proposed Budget Discussion –** The Board has approved the Budget. The Membership needs to vote on it to ratify the 2021 Budget. There were no other questions regarding the financials.

1. **Operating Budget 2021 Discussion and Vote to Ratify** – Carol presented the 2021 Operating Budget

and asked for questions.

* Brent began a discussion about the Town Water Bill. Carol explained that some owner’s individual water bills were exceeding the basic Breckenridge Water bill amount/usage each month. Therefore, the entire HOA was paying for one owner’s overages. Everyone will pay their Water Bills directly with the Town of Breckenridge, and this will be more equitable for the group.
* There were no other questions about the 2021 Budget.

**Motion:** Approve the 2020 Financials and 2021 Budget as presented. M/S/P Lynetter/Brent: Passed

1. **Old Business** – Carol felt that Old Business had already been discussed and asked if there was any other Old Business. There was none.
2. **New Business** –All agreed that that the Discussion of Future Maintenance Items had been discussed in the Manager’s Report. Carol asked if there was any other New Business. There was none.
3. **Election of Board of Directors and Officers** – Carol asked if any other members who would like to serve on the Board. There were none. Carol asked if the current Board would serve another term. All current Board members agreed to serve another 1-year term with current positions.

Wayne Peters, President

Brent Vaughn, Vice-President

Abbie Cobb, Treasurer

**Motion:** Approve the Board of Directors presented. M/S/P Lynette/Abbie: Passed

1. **Adjourn**

Members present agreed to adjourn at 6:45 PM