

# Shadow Mountain Townhome Association

## Board of Managers' Meeting Via Teleconference

Tuesday, January 20, 2009  
5:00 p.m., Mountain Standard Time

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### I. **Call to Order, Roll Call**

Mr. Michael Mizen called the meeting to order at 5:05 p.m. on Tuesday, January 20, 2009. Present via teleconference were Board members Mr. Alex Biel, Mr. Don Gilbert, Mr. Todd Klindworth, and Ms. Chrissy McNamara. Also present were Mr. Bruce Dierking, owner of Unit 2, Mr. Rick Borkovec of Borkovec Management LLC, and Mrs. Susan Spalding of Spalding Management Services.

### II. **Proof of Notice**

The meeting was arranged via e-mail to all Board members.

### III. **Budget for Year Ending October 31, 2009**

Mrs. Spalding verified that all Board members had received the proposed budget. A number of items were discussed. Mr. Mizen asked Mr. Dierking how much he thought should be budgeted for legal fees to prepare the Association for the possible passage of the LAM/LOL vote in May. Mr. Dierking replied that he thought the Association needed to have a signed agreement in place with the LAM developer prior to the May vote, and that the Association might need to hire a Denver-based law firm to look at the slope stability issues in conjunction with Fred Peirce. It was agreed to set the legal budget at \$30,000 to cover these potential costs.

Mr. Mizen reminded the group that monies needed to be included for monitoring the recently installed inclinometers. \$5,000 was added to the condominium association costs budget to cover this item, which brought that budget line to \$13,000.

Mr. Mizen asked why interest income was not budgeted. Mrs. Spalding replied that she did not budget interest income or income tax expenses, as the interest is used to offset the taxes. Any remaining interest income usually is put into the capital reserve account, which does not affect the operating assessments. It was agreed that if operating expenses exceeded revenue for the year, the Board could consider reclassifying the remaining interest income from the capital to the operating account to cover the shortfall.

The outside services budget was reviewed. Mr. Borkovec had provided Mrs. Spalding with a list of potential projects, including the annual inspection by a licensed professional of all furnaces at a cost of \$300 per furnace. Mrs. Spalding said that in the past the Association had done this work. It was the general

consensus of the Board that the Association will have the furnaces inspected, but that any repairs or replacements necessary are the responsibility of the owner and will be communicated to the owner. The Board agreed to increase the outside services budget to \$23,000.

The need to budget for roof shoveling was discussed. Given the heavy snowfalls that have been experienced this season, the Board agreed that monies needed to be included that would cover the cost of shoveling the roof. Thus, they agreed to budget \$29,100 for snow removal.

The operating reserve was set at \$6,000 for the year, which was increased from \$1,000 in prior years.

Mr. Biel made a motion to approve the year ending October 31, 2009 budget as amended, which includes \$317,000 for the operating assessments and \$36,000 for the capital reserve assessments, which was seconded by Mr. Gilbert. All were in favor.

#### **IV. New Business**

- A. For Sale Signs: Mr. Mizen said that the owners of Unit 17 had requested the ability to put up a "For Sale" sign on the property. After discussion, it was agreed that there were other avenues available for communicating that units are for sale. Mr. Biel made a motion not to allow "For Sale" signs, Mr. Gilbert seconded the motion. All were in favor.

#### **V. Next Meeting**

The next meeting is scheduled for Tuesday, February 3, 2009 at 3:30 p.m. in Unit 15.

#### **VI. Adjournment**

Mr. Mizen adjourned the meeting at 6:43 p.m.