**SNOW LION HOMEOWNERS ASSOCIATION**

 **OWNERS MEETING MINUTES**

 **February 7, 2023**

 **5:00 pm**

 **Teleconference**

**OWNERS PRESENT:**

Tom Haney

Ahmad Aqqad

Ashley/Brett Foy

Danica Pesic

David Lysaught

Gerald Shea

Sharon Kendall

Jim Parsons

John Mattingly

Joe Greco

JIm Roo

Victoria Sanchez

Genevieve Ormond

Robin Rathke

**OWNERS ABSENT:**

Steve Wallis

Elizabeth/John Suczynski

Gregg Orlinsky

Jim Kleckner, Sr.

Jim Kleckner, Jr.

**BOARD MEMBERS PRESENT:**

Nancy Erwin

Jodi Sorenson

Gunnar Haynes

**OWNERS PRESENT via PROXY:**

Iliyan Kirov to Nancy Erwin

Jeremy Atencio to Nancy Erwin

Bill Shepherd to Nancy Erwin

Ross Cohen to Nancy Erwin

Jodi Sorenson motioned to call the meeting to order. Nancy Erwin seconded it. Attendance was taken and a quorum was present. The meeting began at approximately 5:08 pm.

Airi Barrientos, from AB Financial, started the meeting by going over the 2022 budget. She explained that we are over budget in maintenance due to increased costs in all areas. We have experienced very high natural gas prices, legal fees, and sewage backflow issues which have not historically happened. This has left us with a $39,000 deficit. In putting together a 2023 budget, we will be operating at a $37,000 deficit if we continue with the current assessments. We need to raise dues, both operating and building assessment.

Sharon Kendall pointed out that the budget was four and a half months late. She asked what money was spent for our expenses, as we are over budget and operating at a deficit. Airi explained that she had had to use capital reserve account money, in order to pay some of our bills. As of 12/31/22 the capital reserve fund had $12,931.The assessment account was mainly used for the pool, fencing, deck, and stairs on Vail View Dr. We got numbers from legal in order to do the 39%, 61% split with Snow Fox.

Jim Roo asked for a balance sheet. Airi and Jodi agreed to get that out. Jim also wanted to know if the $150,000 listed in the budget for association dues income was based on 100% collection. Airi stated that yes, this was customary practice.

Joe Greco asked for balance sheets to owners as well as better trash numbers. He asked how much was in the reserve fund in 2021. Airi stated that $68,000 was in that account the end of Oct 2021. Joe wanted to know if we still planned to do an audit of the special assessment account. Airi and Jodi have been trying to find someone, with no luck. Joe suggested E Bailey. Jodi asked for owners to submit other names, if they had any.

Tom Haney motioned to approve the budget. Victoria Sanchez seconded it. A vote was taken and the budget was approved with Sharon Kendall, Genevieve Ormond, Ashley/Brett Foy, Jim Roo, and Joe Greco voting to not approve.

Gunnar explained that the dues needed to be increased at least 7%, maybe more, and that there would be a meeting soon to vote on that. Joe Greco stated that the dues increase needed to have been in the budget we had approved. It was decided that the vote did not count and that we would vote to approve an accurate budget at another meeting.

Nancy Erwin explained the building’s plumbing issues. The old copper pipes are getting pinhole leaks and we have also had sewage backup. PSI has come and made recommendations for hydro jetting the first floor to the main city line. We are waiting on other proposals for water pipes with the help of an asbestos mitigator. We want to vote to pay for these plumbing/sewage fixes with our special assessment money. There was a discussion on the proper way to fund the plumbing/sewage fixes. Jodi stated that she would talk with our attorney as to how we could use money from our special assessment account for this.

Tom Haney wanted to know how much of assessment money was missing from owners being behind. Jodi said not much and stated we’d been told by legal counsel that we could not state the amount.

Jodi explained that Alpine and First Bank would be able to do HOA loans. Gunnar stated that he would be looking into obtaining a loan.

Jodi stated that we need to take care of pipes before we do the exterior. Robin and Sharon both said they were impressed with PSI for plumbing. Joe Greco stated that an HOA loan needs to be presented to the owners, as well as the amount still in our special assessment account and if we can use it for plumbing/ hydro jetting.

Nancy stated that hopefully we can vote to use the special assessment money for plumbing/hydro jetting. Brett Foy stated that if approved by our attorney, he would vote to use that money.

Genevieve Ormond suggested security cameras. Nancy said they are being looked into and that we hope the new management will have suggestions based on experience. Jodi said we do have money budgeted for a management company, but not security cameras.

Nancy Erwin motioned to end the meeting. There was a second and the meeting adjourned at 6:16 pm.