

**French Ridge Condo Association  
Annual meeting  
July 9, 2016  
Fatty's upstairs meeting room**

President Dan Farley called the meeting to order at 11:05am Board of Directors present were Dan Farley, Dale Reaves, Bob Carruthers, Leon Schlabach, Brandon Jocelyn, and Kathy Higginbotham, with Hannah Kopicky representing Alpine Meadows.

**Verification of Quorum:**

President Dan Farley declared that there was a quorum for the Annual meeting.

**Approval of the Minutes:**

The 2015 annual meeting minutes were distributed in the Annual meeting packet given to everyone on the way into the meeting room. Sigi Tolar made a motion from the floor that the Annual meeting minutes be approved and Dotty Reaves seconded the motion. The minutes were approved unanimously.

**Introduction/Acknowledgement:**

Dan Farley introduced Hannah Kopicky from Alpine Meadows filling in for Libby Jocelyn due to Mike's poor health and her need to be with him. Dan Farley also gave acknowledged the many years of service to the French Board by Bob Curruthers.

**Treasurer's report:**

Treasurer's report was given by Leon Schlabach. Leon, with the help of his wife Marisa, performed an audit of the Association's books (using Ken's work papers). The audit did not reveal any irregularities. Leon went over the highlights of 2015/2016 budget deviations stating that we have three months expenses in reserves. Leon then addressed the proposed 2016/2017 budget highlights, addressing the \$32,000 that would be allocated toward replacing existing furniture with higher-quality, to-scale dining room tables, couches and chairs. The Board is in the process of researching furnishings for a few units to test their quality and durability. Should these initial purchases be acceptable, better pricing would be available in buying in quantity? There was a question from the floor about what happens to the balance of the \$32,000 if not all is used this year for furnishings. Leon said it would go back into reserves.

**Property Management report:**

Hannah Kopicky of Alpine Meadows informed the owners that French Ridge had been awarded RCI Gold Crown status, but that we had chosen to stay with the Silver Crown level. There was a question from the floor about why we would not want to be a Gold Crown property and Dan Farley explained that RCI guests would compare our property with other Gold Crown properties and be disappointed for lack of amenities such as a pool, golf course, etc. Hannah said that the guest comments had been very favorable. She also made mention that we were continuing to replace doors, windows and mattresses throughout the property on a rotating basis.

Brandon addressed last fiscal year's financial report, in particular the parking lot, explaining the increased cost due to the necessity to fortify the concrete in front of the

dumpster to prevent future repairs because of the weight of the trash trucks. He also explained how maintenance is done on a rotating basis, and that extras are kept for immediate repairs. Only two units remain that need windows replaced. Brandon also touched on the new furnishings, stating the desire to look for higher quality and smaller footprint couches and chairs. He is also investigating mounting TVs above the fireplaces, eliminating the TV tables and creating more room in the living area. The back doors are continuing to be replaced.

### **Old Business:**

Larry Toler asked if/when maintenance is checking furniture damage after each renter checks out. Brandon said that due to the tight cleaning window on Saturdays it is not always possible. Dan Farley stated that Alpine Meadows does retain credit card information from guests of owners and that renter damage is being back-charged to the offending party. The question was brought up as to why we don't stagger check-in/check-out for Fridays/Saturdays/Sundays to give maintenance more time to check for damage in the units. Dan Farley answered that owner's property deeds actually say Saturday check-in, and it would take a legal process to change the by-laws and the deeds. Another comment from the floor asked how Alpine Meadows knows when owners/guests check-out early, so that maintenance and house cleaning can get into the units early. Hannah stated that owners/guests are asked to let the office know if they check-out early as part of the check-in process, to facilitate maintenance and bonus-time usage. Another question from the floor was about why Brandon mentioned 50 weeks of usage since there are 52 weeks in a year. He answered that those were the maintenance weeks during the "mud" weeks; mid-May and the first week of November. Another owner asked if Alpine Meadows wanted volunteers to stay at the facility during maintenance week and help clean and repair the units. Dan and Brandon said they could always use volunteers. Dan Farley informed the owners that due to Mike Jocelyn's health, he would be stepping down from serving his last year on the Board, but that Brandon would be serving the year for him. There was a question as to French Ridge being a no smoking property, and if that non-smoking on RCI included marijuana. Hannah said she would check with RCI regarding their policy. No more questions or comments.

### **New Business:**

#### **Election of Directors:**

Dan Farley explained that there are two current board members that are running for reelection, he and Kathy Higginbotham, and he asked if anyone from the floor wished to run. Bill Marrs asked what being a Board Member entailed, how often the Board met and where. Dan answered, but received no takers. Larry Tolar made a motion that Kathy Higginbotham and Dan Farley be reelected since they were running unopposed and Sigi Tolar seconded. Dan called for a vote on that motion and the motion passed by a show of hands without any no votes.

**Next Year's Annual Meeting Date:**

Not announced

**Free week Drawing:**

Sigi Toler won the free week of bonus time.

**Adjournment:**

There being no further business, Marisa Schlabach made the motion to adjourn and Larry Toler seconded. The meeting was unanimously adjourned at 12:00pm.

**Thanks:**

We wish to thank the following people in no specific order:

The Alpine Meadow's staff for handling the meeting facilities and a great meal

All board members who attended

All owners who attended

Fatty's Pizzeria for providing a great meal