

**French Ridge Condo Association
Annual meeting
July 14th, 2011
Salt Creek Upstairs meeting room**

President Dan Farley called the meeting to order at 11:10am with the following Board of Directors members present: Dan Farley, Mike Jocelyn, Bob Carruthers, Leon Schlabach and Kathy Higginbotham with Brandon Jocelyn representing Alpine Meadows.

Verification of Quorum:

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

Approval of the Minutes:

The 2011 annual meeting minutes were distributed in the Annual meeting packet given to everyone on the way into the Salt Creek Upstairs meeting room. Larry Tolar made a motion from the floor that the Annual meeting minutes be approved and Jerry Brungartner seconded the motion. The minutes were then approved unanimously.

Property Management report:

Brandon Jocelyn gave the property management report and explained that we have a regular yearly budget which we follow each year along with a ten year capital budget plan but because of the current budget constraints we are stretching some of the capital expenses out. That we are on track this year to paint two buildings as planned but that we reduced some of this year's capital expenses by only replacing windows that absolutely needed replaced and only doing downstairs carpet replacement this year because the upstairs carpeting was still in good shape to reduce some current capital expenses in this year's tight budget.

Treasurer's report:

Treasurer's report was given by Bob Carruthers and he stated that the bottom line for last fiscal year was our revenues were lower than expected and our expenses were higher than expected so we ended using up most of our reserve account. This is why we needed to increase the dues this year and our new budget for this next year reflects the dues increase along with a much closer look at our expense items to make sure they are the best projection we can make. Bob stated that in his entire history of working with the French Ridge board he has never had a budget that has been scrutinized as much as this budget has so he is hopeful that we will be able to stick to it.

Mike Jocelyn then gave a budget report on the 2012/2013 budget. He stated that we made many tough choices to reduce expenses with some of them being to replace the individual phones in each unit with one emergency phone and we would no longer be giving out free laundry detergent, soaps & shampoos. This was followed with several questions from the floor about collections and why we cannot get owners to pay up. Mike explained out collections procedures as follows. First we send them a friendly reminder that you must have forgotten to pay your dues this quarter. Second we send a not so friendly we will be turning you over to a collection agency if you do not pay your

dues. Then third we turn them over to a collection agency and the collection agency files the notice of non-payment on their credit report along with starting their collection procedures. Then a question was raised about foreclosing on these delinquent owners and Mike stated that we are currently foreclosing on some delinquent owners but those foreclosures are still in progress. He stated that the reason for doing the foreclosures now is that a law was recently passed that allowed HOAs to foreclose on many unit weeks at once rather than individually which reduced the cost from about \$2000 each to about \$800 for each unit week. Mike also stated that once the foreclosure process was complete there would be another auction much like the last auction for the unit weeks made available from the completed foreclosures. Mike was asked if he thought we could sell the units from the foreclosure and are we seeing any units being sold? Mike stated that we are seeing units being sold but the last couple of years have been tough as maybe 10 units a year sold whereas in earlier years were closer to 50 units a year. That this has been a trend among all timeshares as the tough economic times seems to be behind the slow sales.

Old Business:

Website & Wifi:

Dan Farley introduced Kathy Higginbotham to talk about the website and where we are at the wifi issue. She has created a Google website at FrenchRidgeHOA.com for the French Ridge owners so please check it out as it contains great information and several links to other useful information. Kathy stated that there is a section for owners who want to sell their timeshares as well as the 36 weeks that French Ridge owns are out there as well so all the French Ridge weeks up for sale or trade can be found on the website along with useful links to Alpine Meadows and JoVan Realty. Dan Farley also reminded everyone that he has a link on the website to his email address at DFarley413@comcast.com as well as his email address was at the bottom of the last letter from the President sent out and he will reply to any owner that would like to have an issue addressed. As for the wifi issue, Kathy stated that the board has researched several options of trying to install wifi at French Ridge but due to current budget constraints we have tabled moving forward with any option until 2013 when we will look into it again. Alpine Meadows reminded all the owners that they are welcome to come into their lobby at the front desk and use their wifi at no charge.

New Business:

Election of Directors:

Dan Farley explained that there are two current board members that are running for reelection, Bob Carruthers and Leon Schlabach, and he had one other person who had requested he be allowed to run, Jack Hoyt Jr. but that Jack was not able to be present as he was stuck behind a traffic accident on I-70. Dan then requested if anyone from the floor wished to run but received no takers. Larry Tolar then made a motion to proceed with the vote and Pat McKenna seconded. Libby Jocelyn then proceeded to call for a vote by a show of hands. Jack Hoyt Jr. received two votes and Bob Carruthers & Leon Schlabach received a majority of the people attending. Dan then

made a motion that Bob Carruthers and Leon Schlabach be affirmed as being reelected to the board. That motion passed by a show of hands without any no votes.

President's comments:

Dan Farley as President of the board had two subjects to discuss separate from the regular business. The first was that he received several emails asking about the parking issues at French Ridge. He stated that there is only one parking space per unit and there is no special parking for handicapped. To please let the office know if you have parking issues and they will work with you but that we have to accommodate 25 units with limited parking spaces. There have been many alternatives explored but we have found the only additional parking answer is to park at the ice rink for \$5 but you do need to have transport back to French Ridge after you park there.

Dan's second discussion item was that a ballot was going out to all the owners very soon to put up for vote that we either need to increase the dues or we can remove the hot tubs to reduce our expenses. That we have tried to reduce all the expenses we could in the last budget but we will need to either increase the dues or remove the hot tubs to reduce expenses. This brought on a barrage of questions from the floor and Dan tried to answer them as best he could but he stated that we left this issue for last so we as a board would stay as long as needed to answer specific questions.

A sampling of questions:

Why would you penalize the paying owners but taking hot tubs away because some owners have shirked their responsibilities of paying their dues? This is not a penalty but just a way to reduce expenses rather than increase dues.

What if we only reduced the hot tubs to one hot tub per unit rather than individual hot tubs? Which hot tub would we leave and what if you wanted to go to bed but the hot tub closest to your unit is full of people partying.

Isn't there another way to reduce expenses other than removing the hot tubs? This is one of the largest expense items in the budget that keeps escalating and that can be removed.

Free week Drawing:

Jo Cavelli won the free week of bonus time.

Adjournment:

There being no further business the meeting was adjourned.

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

Salt Creek Steakhouse for providing a great meal