

**French Ridge Condo Association  
Annual meeting  
July 17th, 2010  
Breckenridge Town Hall Auditorium**

President Dan Farley called the meeting to order at 11:07am with the following Board of Directors members present: Dale Reaves, Greg Gerritsen, Larry Tolar, Dan Farley, Brian Penn, Mike Jocelyn, Leon Schlabach and Dakota Hoyt 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 2009 annual meeting minutes were distributed in the Annual meeting packet given to everyone on the way into the Breckenridge Town Hall Auditorium. Brian had stated that the Annual meeting minutes approval in last year's minutes was for 2007 and should have been for the 2008 minutes. This correction was noted. There was also an amendment put forward by Brian to add the issue around the proxy votes but after much discussion this was tabled to be brought up under new business as we were just trying to approve last year's Annual meeting minutes at this point. Dottie Reaves made a motion from the floor that the Annual meeting minutes be approved as amended and Pat Kenna seconded the motion. The minutes were then approved unanimously.

**Treasurer's report & Property Management report:**

Treasurer's report was given by Mike Jocelyn given Bob Carruthers the Treasurer was not present as he was attending a funeral. Mike stated that the budget was in the Annual report of which we all had copies of and he would proceed on with the Property Management report unless anyone had questions on the budget. Mike stated that the remodels were all finished except for three units that still needed the bathrooms completed. These were slated to be completed as soon as the units could be made available for remodeling. That the emergency structural repairs to the front of the commercial units were caused by water drainage issues but the repairs were now in the budget and in progress. That the first special assessment was now complete but that \$120,000 still remained uncollected and even though Alpine Meadows is still working on collecting what they could, it is most likely a major portion of that amount would remain uncollectible. That any unit owners in collections could not use their unit and that those unit weeks were put up for rental so some revenue could be obtained to offset the money owed. That due to the emergency repairs and the shortfall of the first special assessment that a budget freeze went into effect last year in November to get the budget back under control and that caused us to have to create the second special assessment along with a dues increase this spring. Mike stated that many owners paid the second special assessment early and those payments were greatly appreciated as it gave us the cash flow to be sure we can complete the emergency repairs this summer. It was mentioned that the French Ridge Association still owns several weeks and cannot find buyers for those weeks. Most of those weeks are in the spring & fall which are considered 'mud' weeks and cannot even be basically given away for the

approximately \$500 to cover title processing. Which brought up a comment from Pat McKenna that there are many organizations scamming people right now that they will purchase your timeshare for a fee. The fee is then paid but you still own the timeshare and a request was made to put a notice in the next newsletter to our owners of this scam. The question of the hot tubs was brought up and Dan stated unequivocally that the individual hot tubs were staying. That as a board we explored several options to cut costs during our budget crisis and the community hot tub option was one of them but the owners definitely want the individual hot tubs so they will stay.

### **Old Business:**

#### **Website:**

The board has approved a budget to create a website this year and we plan on having one created soon. The budget crisis put a damper on our creating one last year but this year we should be able to complete a French Ridge Association website. Kathy Higginbotham suggested that we create a Google website that she had done one already and it was not that difficult to setup. We will definitely be working with her to get something setup so we can have a website soon. Dan Farley also expressed that he has an email address setup for just French Ridge business so email him at [DFarley413@comcast.com](mailto:DFarley413@comcast.com) and he will reply to any owner that would like to have an issue addressed.

#### **Parking:**

Mike stated we have had no success in finding alternative parking for French Ridge guests and still can only allow one parking place per unit. That Breckenridge does not seem to understand that without parking the town cannot grow because the lack of parking all around limits the growth of the town. That Alpine Meadows has pursued the condo parking lot across the street and the grocery store parking lot as both of those lots seem underutilized but have had no success in getting any type of agreement for us to use those lots. An owner asked why the construction container and the bobcat are taking up about three parking spaces right now of our limited French Ridge parking. Mike Jocelyn stated that the construction container had to stay but the bobcat would be moved as soon as they could get it fixed as it out of commission right now.

### **New Business:**

#### **Building structural repairs, remodel & furniture replacement issue:**

Dick Lansing brought up the issue of all the emergency repairs, remodeling and furniture replacement we have been doing and was all of it necessary. That he does not repair his house and replace his furniture at the rate we seem do repairs and replace furniture. Dan responded that we are having to repair many issues left over from the original shoddy construction and that replacement of furniture is always more frequent when renting out a property such as French Ridge. Libby Jocelyn also stated that RCI has a certain standard that we need to keep to in order to keep our RCI status so we have to keep repairing and replacing to keep the place looking good.

**Wifi at French Ridge:**

Several owners brought up the issue that the wifi available from the Internet Café is not available to most of the units and the service is spotty at best. Given the fact that most resort units have wifi available these days this issue needs to be addressed.

**Proxy vote Discussion:**

This issue was brought up from the earlier discussion during the last year's minutes approval about the fact that Larry Tolar has worked to obtain the commercial owner's proxy and therefore has the biggest block of votes at the annual meeting. Greg Gerristen & Brian Penn voiced that they thought that there was no voting balance given the fact that so few owners show up for the annual meeting. Greg & Brian also stated that this block of proxy votes had changed the election from the vote of the timeshare owners present at the annual meeting last year and therefore they thought the vote did not allow a balance. It was stated that the vote was conducted both the way the bylaws read and according to state law that the commercial owner's have to be allowed their vote just as all timeshare owners have to be allowed their vote.

**Election of Directors:**

Dan Farley explained that he was up for reelection and so was Brian Penn but Brian had not stated he wanted to run for reelection so he asked everyone to write in Brian's name on the ballot. Then he asked for any nominations from the floor. Dakota Hoyt wanted express that she was leaving the board and with Jane Stobbs resigning earlier this year there would not be a woman on the board if someone from the floor would not come forward. Several people asked as to what was required time wise to be a board member and Dan Farley explained that usually it is only a 2 hour meeting every two or three months. Kathy Higginbotham decided she would like to run and she gave a brief description of her background. Then Greg Gerritsen asked to be heard and he gave a short speech on the issues he had on the board this year and some of the issues he had with Dan Farley which ended with him resigning from the board. Dan responded to the issues that Greg raised and then with the nominations complete the vote was taken.

**Election Results:**

Dan Farley and Kathy Higginbotham were elected to the board for the standard three year terms. This year the vote was the same with or without the proxy votes as the same individuals would have been elected either way.

**Free week Drawing:**

Gail Hansen 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 catered meal

All board members who attended

All owners who attended