

Meeting Minutes  
Twenty Four Annual HOA Meeting  
Monday, December 22, 2014 8:00 am

Attendees: Diane Doolittle, Meddi Hogg, Brian Leasure, Becky Bone.  
Via phone: Dan Friedman, Jim Hewett

I. Quorum was established

II. Meeting minutes from December 2013 were approved.

III. Treasurer's Report

- A. Dan reported that there is a need to increase the 2015 budget to reflect the increase in the annual insurance premium. A discussion ensued regarding options to lower the rates. Becky reported that our current agent, Neil Garing had solicited bids from 7 other major insurance companies who declined to insure Twenty Four due to shake roofs and units not occupied 100%. Dan offered to make inquiries upvalley for other agents.
- B. A motion was made and passed to increase the dues to approximately \$1250 per quarter for the smaller units and \$1457 for the larger units. Reserve dues will not change from 2014.

IV. Landscape Report

- A. Becky reported that 2015 bids were received from Aspen Grove and 4 Seasons that were both within \$200 of the 2014 contract for lawn maintenance. She explained that contract labor would be used for the garden beds on an as needed basis, approximately 3 times/year.
- B. An explanation as to what is included in the landscape line item in the budget included shrub and mulch replacement.

V. Developer's Report

- A. No report

VI. Board Members

- A. Board members will remain the same for 2015 and are: Declarant Team: Richard Myers, Kelly Bell and Bob Moore and residents Dan Friedman and Diane Doolittle.

VII. New Business

- A. Meddi brought up concerns about activity at the public park across the street from her home. Brian will discuss with Ian at the RVRHOA and/or the Town of Carbondale.
- B. There was a discussion as to whether window washing should be an individual choice. It was decided to continue to have Destination Holdings schedule the cleaning.

The meeting was adjourned at 8:40 am. Destination Holdings will check in with Board members in March, July and October to discuss any issues and determine if meetings need to be scheduled. The next annual meeting is scheduled for December 23, 2015 at 8:00 am.

Submitted by Becky Bone