

McCall Area Timeshare Association

Board Meeting Minutes

8/24/16

Wednesday, August 24th at 9:42 AM (telephone conference)

The meeting was convened by Dave Holland, President and called to order on Saturday morning at 9:42 a.m. from the McCall Area Timeshare office. Those present were Dave Holland, Travis Leonard, with Spencer Koonz, Richard Brotherton and Gary Turner on telephone conference.

Dave postponed the reading of the July 30th meeting minutes until a later date. Spencer agreed and Travis suggested an email approval. Dave then asked for opinions of the 2017 proposed Budget. Travis pointed out that the Usage Fees listed on the budget as income is a fee that is not "required" of the Developer to pay. It is being paid strictly to assist MATA in their effort to update and stay within budget. Dave also explained that he is paying those fees to offset loss of owners and to help during our transition period.

MATA has given pay increases of approx 12% to all employees to stay abreast with cost of living and to entice employees to stay all year. After some line by line discussion Spencer moved to approve the 2017 budget and Travis made a second. The 2017 Budget was approved unanimously.

Dave proceeded to inform the board of our estimated dates for the propane tank installation and a general update on progress of the updates to the units. Some discussion was held regarding how much of the work would be feasible for our staff and how much needs to be contracted out. Most of the sheetrock work will be outsourced as our staff is not able to handle the work.

Travis made a motion to adjourn Spencer made the second. Dave called the meeting closed and they will review prior meeting minutes via email.

Respectfully submitted,



Dick Brotherton

Secretary

**Annual Meeting of the Aspens Homeowners Association
 Tuesday March 14 2017 7pm Meridian Idaho
 Conducted by President Sid Franz**

AGENDA ITEM	DISCUSSION	ACTION/NEXT STEPS
Introduction of Board (and term of office)	Sid Franz President,(2019), Al Schmalz, (absent) outgoing treasurer,(2017) ,Myra Thompson, Secretary (2019), Todd Hatfield, Mark Duncan, and Bob Maynard, at large (2017), Todd Lancourt bookkeeper and Jim Staup, property manager	Kudos to all Special recognition to outgoing treasurer Al Schmalz for job well done.
Roll Call	10 owners present + proxy cards representing 29 units	Attending members signed in Quorum achieved
Minutes 2016	Motion to Approve	MSC 2016 minutes approved
Insurance Policy	Brian Bowman of the Hartwell Corp: \$11 million property; \$3 million total liability; additional coverage for crime, board members activity and theft Coverage does not include anything inside individual units- owners encouraged to insure	Sid has copy of policy available for review upon request Visible fire extinguishers now located on storage building & stairs are to upper units under repair. Fire extinguishers should be in each unit, visible and in working order
Mandates	Turn water off in any unit vacated more than 2 days, turn off power to water heater, and do not set heat below 50 in winter. Original Norris toilets and 15 years or older water heaters must be replaced	<i>Damages incurred as a result of failure to adhere to mandates will result in offending owner paying the \$2500 HOA insurance deductible</i>
Budget Review	Highlights: The \$400,000 roof project completed under budget. Kudos to those who completed payments early. This action allowed the inclusion of the storage building. No insurance claims 2016 Sufficient funding for projects scheduled in 2016 & 2017. Swimming pool built in the early 1980s will need to be replaced in foreseeable future. Preliminary estimates show costs around \$100-125,000. A savings account needs to be started to fund this project.	Leftover funds & interest accrued from remaining payment plans will go to the pool fund. Dues will increase 5% from \$276 to \$290, \$206 to \$216 and \$110 to \$116, to fund the pool. Increased payments begin July 1 2017.

Project Updates	<p>Painting: AAA Action painting company has been contracted to paint weather beaten areas on each building. \$20,000 is budgeted for this project.</p> <p>Stair replacement in buildings C & E will be completed weather permitting.</p> <p>Sloping patios behind building E will be replaced weather permitting.</p>	<p>Property manager will contact painting company to schedule a start date & oversee project to completion.</p> <p>Property manager will contact concrete company to schedule start dates & oversee project to completion</p>
Rules and CCRs	<p>The amendment to change the CCR requirement for an external yearly audit passed with well over 60% yes vote. The necessary paperwork has been notarized and filed with Valley County</p>	<p>COA finances are reviewed at yearly meetings with the previous year's income statement and current year's budget review.</p>
Rules and CCRs (cont'd)	<p>Owners who wish to modify their units must be in compliance with CCRs regarding common spaces and limited common spaces. Garages, crawl spaces, attics and patios are limited common spaces. Plumbing, wiring, outside walls, windows etc. are common spaces. Owners who make any modifications to these areas without permission are in violation of CCRs and will be liable for any damages.</p>	<p>Those wishing to modify their unit beyond painting, carpeting, and décor must fill out and submit the unit modification form found on our website www.mccallaspens.com</p>
Miscellaneous	<p>Contact information: Emergencies arise and it may be necessary to enter a unit quickly</p> <p>Website contains updates and info please visit</p>	<p>Please be sure the board or property manager has accurate contact & access info at all times</p> <p>www.mccallaspens.com</p>
Spring Cleanup and landscaping	<p><i>Saturday May 27th 10-12 (Memorial Day Weekend)</i> Spring clean-up day. Members present in agreement it's time to tackle those junipers & spread some bark. Pending pool replacement will keep landscaping improvements at a minimum</p>	<p>Bring some yard tools and help spruce up the grounds</p> <p>Property manager to arrange for stump removal & bark delivery</p>
Election of Board	<p>Todd Hatfield, Mark Duncan, Bob Maynard and Carmen Modglin were nominated for 3 year term*</p>	<p>MSC to elect Todd, Mark and Bob to serve as members at large til April 1 2020 and Carmen Modglin to serve as treasurer til April 1 2020</p>
Adjournment	<p>8:15 pm</p>	<p>MSC to adjourn</p>

Carmen Modglin was nominated for treasurer at the January 2017 budget meeting

2016 Income Statement, 01/01/2016
to 12/31/2016 (Cash Basis) & 2017
Budget

	2016	2016	2016	2017
	Actual	Budget	Difference (Actual versus Budget)	Budget
Income				
311 · DUES INCOME	164,889.54	165,360.00	-470.46	169,536.00
312.1 · OWNER'S INTEREST FEES INCOME	3,176.04	1,000.00	2,176.04	1,000.00
312.2 · BANK ACCOUNTS INTEREST INCOME	574.29	0.00	574.29	200.00
313 · LATE FEE	606.87	200.00	406.87	400.00
314 · ROOF REPLACEMENT INCOME	104,717.13	43,828.20	60,888.93	11,000.00
315 · MAINTENANCE INCOME	1,912.00	1,400.00	512.00	800.00
Total Income	275,875.87	211,788.20	64,087.67	182,936.00
Expense				
503 · INSURANCE	25,068.00	24,288.00	780.00	175.00
INSURANCE DEDUCTIBLE	0.00			00.00
NON-COVERED CLAIMS				0.00
504 · MANAGEMENT FEES				0.00
511 · BANK SERVICE CHARGES				3.00
516 · GROUNDS MAINTENANCE				
ASPHALT				0.00
LANDSCAPING & LAWN CARE EXPENSE				00
MISC GROUNDS MAINTENANCE				10
POOL EXPENSES				0
SNOW REMOVAL				0
TENNIS COURT EXPENSE				0
Total 516 · GROUNDS MAINTENANCE				
517 · BUILDING MAINTENANCE				
BUILDING DAMAGES				20,000.00
CHIMNEY MAINTENANCE	1			
PAINTING				
STAIRCASE REPAIR	8,1	20,000.00	-18,183.65	4,770.00
CRAWL SPACE REPAIR	12,631.50	0.00	12,631.50	5,000.00
ROOF REPLACEMENT	156,254.00	126,120.00	30,134.00	0.00
MISC BUILDING MAINTENANCE	574.23	2,000.00	-1,425.77	500.00
Total 517 · BUILDING MAINTENANCE	179,648.73	167,440.00	12,208.73	32,770.00
518 · PEST CONTROL	0.00	250.00	-250.00	200.00
526 · POSTAGE & OFF. SUPPLIES	357.96	200.00	157.96	200.00
528 · UTILITIES				
POWER	2,271.68	2,600.00	-328.32	2,300.00
PROPANE	5,754.15	6,100.00	-345.85	6,100.00
TRASH COLLECTION	5,070.96	5,100.00	-29.04	5,100.00
WATER & SEWER	57,257.50	58,000.00	-742.50	57,500.00
Total 528 · UTILITIES	70,354.29	71,800.00	-1,445.71	71,000.00
530 · ANNUAL MEETING FEES	0.00	125.00	-125.00	0.00
531 · WEB SITE EXPENSES	0.00	0.00	0.00	71.88
535 · PROFESSIONAL FEES				
ACCOUNTING	4,910.00	4,410.00	500.00	4,410.00
LEGAL EXPENSE	0.00	1,000.00	-1,000.00	500.00
TAX PREPARATION & FEDERAL TAX	121.63	0.00	121.63	100.00
Total 535 · PROFESSIONAL FEES	5,031.63	5,410.00	-378.37	5,010.00
599 · MISC. EXPENSE	0.00	1,000.00	-1,000.00	500.00
Total Expense	336,257.13	328,113.00	8,144.13	180,755.00
Net Gain (Loss)	-60,381.26	-116,324.80		2,181.00

Holly
Minutes for
our website

The Aspen's
ON SITE



The Aspens

Condominium Owners
Association, Inc.

www.McCallAspens.com

1630 N. Davis Ave
McCall, ID

Mail: P. O. Box 1021
Boise, ID 83701

Board of Directors

Sid Franz, President
(208) 870-8676
bogusfranz@yahoo.com

Albert Schmalz, Treasurer
(208) 695-7491
aschmalz@cableone.net

Bob Maynard
(208) 867-7226
bobmaynard@cableone.net

Myra Thompson
(208) 375-6041
dave_thompson_51@msn.com

Todd Hatfield
(208) 375-8788
todd_hatfield@msn.com

Mark Duncan
(208) 377-2937
m_sduncan@q.com

**Todd Lancourt,
Bookkeeper**
(208) 861-7624
toddlancourt@gmail.com

Jim Staup, Property Mgr.
(208) 634-9882

June 22, 2016

Dear Aspen Home Owner,

I am pleased to offer this first written communication since being elected as President to inform owners of the Board's work and direction. Your support is appreciated and we, as your board, are committed to serve you. This communication is intended to (1) request your assistance in mitigating our water damage insurance risk, and (2) solicit a written vote on amending the CCRR/By-Law annual Audit requirement.

Water Damage Preventability

I recently met with our insurance agent, Brian Bauman, for an annual insurance review as required by our governing documents. We appreciate you supporting the water damage mandate adopted as an administrative rule. Your adherence to the mandate is appreciated, and since adoption, have had no major water damage claims.

However, past claims include a single \$60,000 water damage loss in 2009 for a toilet failure and a 25,000 loss in 2010 due to freezing pipes. Subsequently, in 2015 two additional toilets (original installation) failed. Fortunately, the 2015 insurance claim was minimal.

All toilets that catastrophically failed in the past were original installation toilets, manufactured by Norris. Recent indicators show that we may still have a number of the original toilets in-service. In discussion with our insurance representative, it is paramount that we do not incur any additional water claim damages or we risk a "not-insurable" status which would create a very negative outcome for the association. **In order to evaluate risk reduction measures, we are requesting that you identify whether you currently have the original installed Norris toilets (manufactured in the 1980s) in your unit. Secondly, we request that you provide the manufacturer, date of manufacturer, model and any manufacturer's claim to the expected life expectancy of your water heater.**

Please provide this information to us by August 1, 2016 at:

Mail: The Aspens COA, P.O. Box 1021, Boise, ID 83701 **or preferably**

Email: mccallaspenshoa@gmail.com

To assist you in locating your toilet manufacturer, year/model and your water heater information:

Carefully remove the toilet tank lid and set it gently on the floor, with the bottom facing up. On the older original installed Norris toilet, the label is on the left inner wall of the toilet tank and should list the manufacturer year. However, if not on the left wall, look for the manufacturer name or a number on the bottom side of the water tank lid. It may be stamped into the lid or painted on - some of them may even be handwritten if the tank lid was replaced by a plumber with foresight.

If there are no numbers on the tank lid, grab a flashlight and begin looking inside the toilet water tank itself. Most often you'll find a manufacturer name or number (either stamped or painted with waterproof paint) above the water line, but some of them are below the water line or behind the fill valve. Take your time and hold the flashlight at an angle to help you better see any stampings. Some manufacturers actually stamp the number into the very bottom of the tank, so be sure to look straight down into the tank too.

On hot water heaters, you want to look for the label or plate affixed to the tank. If you

The following shows both the current language as written in our current By-Laws/Covenants, Conditions, Restrictions, and Reservations and the proposed language changes to the By-Laws/Covenants, Conditions, Restrictions, and Reservations.

CURRENT LANGUAGE

Condominium Declaration and Covenants, Conditions, Restrictions, and Reservations For The Aspens, A Condominium Project (Executed 08/21/1980; recorded 08/29/1980, Instrument # 107936)

Section 14.10 Audits

As soon as is convenient after the close of each fiscal year, the Board- shall have an audited financial statement prepared for that year. The audit shall be made by a certified or licensed public accountant who is not a member of the Board or an owner. The audit shall be completed in time for the Association's annual meeting and in any event within ninety (90) days following the end of the fiscal year. Any mortgagee shall, upon request, be entitled to receive the annual audited financial statement within ninety (90) days following the end of the fiscal year. The Board, or persons having thirty five percent (35%) of the voting power of the Association, may require that an audit of the Association and management books be presented at any special meeting. Any owner, at his or her expense, may at any reasonable time conduct an audit of the books of the Board and Association.

By-Laws of The Aspens Condominium Owners Association, Inc. (Effective 11/18/1980, Inadvertently excluded from Instrument # 107936 as Schedule D, filed with Valley County on 11/18/1980 as Schedule D to the 08/21/1980 Declaration).

Section 9.2 Financial Reports.

The Board shall cause to be issued and mailed to, all members of the Association and to all mortgagees that request them, within ninety (90) days following the end of each fiscal year of the project, an audited financial statement for that fiscal year, which shall include a balance sheet and a statement of operations and a comparison between the actual expenses of operation and the expenses that had been projected for that year. Holders of first mortgages may require the submission of additional financial data concerning the project as is reasonably required by prudent mortgage loan management.

PROPOSED LANGUAGE

Change CRRs to:

Section 14.10 Audits

The Board may employ the services of a certified or licensed accounting professional, who is not a member of the board or an owner, to ensure the reasonable accuracy and assurance of the financial statement(s) and compliance with applicable Idaho statutes. As soon as is convenient after the close of each fiscal year, the Board must have a financial statement(s) prepared for that year. The financial statement(s) must be completed in time for the Association's annual meeting and in any event within ninety (90) days following the end of the fiscal year. Any mortgagee shall, upon request, be entitled to receive the annual financial statement within ninety (90) days following the end of the fiscal year. The Board, or persons having thirty five percent (35%) of the voting power of the Association, may require that an audit of the Association and management books be presented at any special meeting. Any owner, at his or her expense, may at any reasonable time conduct an audit of the books of the Board and Association.

Change By-Laws to:

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