

**ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION**  
**Townhomes Neighborhood Committee (THNC) Meeting Minutes**

**Saturday, February 8, 2020; 9:00-10:00 AM MDT**

**Angler Mountain Yacht Club: 367 Fly Line Drive Silverthorne, CO 80498**

1. Call to Order and Roll Call (Joel High, Brian Birenbach (by Phone), Andy Gessner, Alan Hale (by phone), Bob Cardwell in attendance, Kevin Bemis unable to attend. Quorum achieved.
2. Approval of Previous Minutes - December and January minutes approved.
3. THNC Business
  - a. THNC discussed and affirmed that no campers, camper shells are allowed to park or be stored on driveways in accordance with current parking rules except for temporary loading/unloading
  - a. Landscaping Committee update
    - i. Outstanding landscaping requests: none
  - b. Maintenance committee update
    - i. Maintenance requests from owners/realtors for repairs and painting relative to sales discussed. Emergency and safety concerns will be addressed as soon as practical and normal repairs will be done in normal repair cycles. Owners will be advised by the committee as to when these repairs will be done and if necessary put in their sales contracts. ie painting will not be done in winter.
    - ii. After discussion, new painting contract conditionally approved by unanimous vote. Brian will review language, Kevin will get signature page to sign from committee. (Bob Cardwell)
    - iii. Asphalt contract discussed. Recommended asphalt Crack Seal to be done on a 3 year cycle with TH community divided into 3 similar size areas. All asphalt (driveways and private road) will be Crack Filled annually. Committee to work and coordinate with Shiela.
    - iv. By unanimous vote of approval, Maintenance committee will also separately monitor/work OLD Straightline painting contract which expired in Dec 2019 for payment and work not yet completed or done out of order..
  - c. Finance committee update - Alan provided an update on status of current financials as of December 2019. He and Barb have corrected most of the deficiencies addressed in the last several months. He did note there were a couple of items that remained to be fixed, but only minor items. He provided a profit and loss statement, a budget detail analysis, and a reserve detail. Going forward he thought we were looking OK, as of now, half way through the FY. He will start this month to get ahead of next years budget. He reiterated the importance of committees to get him info as soon as we can to address the 2021 budget. Financials are on website. Shiela will update accounts receivable and collections. Shiela was contacted on 9 Feb by Andy as to why Silver Trout has not been paying normal monthly assessments, as required. (a question that came up in our meeting). This is a work in progress and needs to be addressed by EB, per Shiela.
  - d. New Business

- i. Reference Executive Board. Brian asked to get a reading and references on Bob's request for documents that addresses why all neighborhoods need to vote on the separate entity question. Brian said the separate entity issue presently closed by EB. However, the need to see the written, document references still appears to be warranted, particularly in light of current governance rewrites in progress and potential future changes to EB officers
    - ii. Reference Executive Board - Brian was asked to get status on Bob's concerns about the SF homes not paying their fair share of common dues
    - iii. Reference Executive Board - There was concerns raised as to why there have been no EB meetings in over three months. As an aside, I asked that very question to Shiela on 9 Feb, the day after our TH meeting, while discussing a snow issue with her and she indicated that the EB President was not planning to have another meeting until after the governance members were briefed by the EB lawyer on the status of documents. That meeting was scheduled for 8 Feb but was cancelled for weather and is now being looked at for 15 or 23 Feb.
    - iv. Snow shoveling was discussed and all agreed that it has been sporadic at best and not done very well, particularly in front of garages as highlighted again by this weeks storm. Andy to contact Janice, THNC snow liaison, and see what can be done.
    - v. Audit of AMR finances was not discussed but it was mentioned that an EB board member from SFH was raising the issue again. This was previously rejected by the EB, but there remain inconsistencies in the financials that may warrant an audit.
  - e. Social Committee Super Bowl Party was great. Bob and Joel big winners.
4. Exec Session - At January's meeting collections were discussed and Sheila was given authority to perform collections in accord with the collections policy. This was affirmed again at this meeting pertaining to a payment plan rejection by a delinquent owner.