

Prospect Plaza Annual Homeowners Meeting

Date: Tuesday, July 26, 2005

Meeting Location: Office of Mericana Corporation, Prospect Plaza Unit 2-2C

Attended by: Cameron Bingham (Kinder Morgan), Bob Gleason (Boot Doctors), Marie Gamweger (Double G Partners/Edelweiss), John Foote (Mericana Corporation), Stephanie Foster (Resident), Judy Thompson (Resident), Rhea Reynolds (Resident), Jeffrey Fasolo (Resident), and Stephanie Fanos (legal counsel)

Meeting called to order by John Foote at 4:35 p.m.

Order of Business

- (a) Roll Call -- performed by Rhea Reynolds
- (b) Verification of Quorum -- It was established that 69.97% of the building was present or represented by proxy. Chip Wilson (2-1B & P-4 & 2-3E), John Livermore (2-1C & 2-1D), Jay Kyne (2-1E & 2-3C & P-2), Paul Sherry (2-2A & P-1 & P-13 & P-14 & P-15), and Prospect Partners (2-2D) were the 30.04% that was not present or represented.
- (c) Proof of Notice of Meeting -- established by John Foote
- (d) There were no changes to last year's annual homeowners meeting notes.
 - Cameron Bingham made motion to approve.
 - Bob Gleason seconded the motion.
 - Unanimous vote by hands in favor.
- (e) Election of Three Board Member for John Foote's Seat – Two Year Term, Stephannie Foster's Seat – Two Year Term, and Chip Wilson's Seat – One Year Term.
 - a. There were three nominations received was for Bob Gleason, Rhea Reynolds and Dan Savage
 - b. Cameron Bingham made a motion for Dan Savage to fill John Foote's two year term, Bob Gleason to fill Chip Wilson's one year term and Rhea Reynolds to fill Stephannie Foster's two year term.
 - c. John Foote seconded the motion.
 - d. Unanimous vote by hands in favor.
 - e. Appreciation expressed for John Foote as our president and Stephannie Foster as our vice president.
 - f. The new board will elect officers at the next board meeting.
- (f) New Business – This should really be considered Old Business because the issues remain the same.
 - a. Clean-up and control of dogs

- i. This is a continual issue.
 - ii. Jeffrey Fasolo introduced an official complaint by residents of The Boulders regarding the dog that lives in Unit 2-3C (K&K Concrete). He has been observed roaming unattended on a regular basis. This can not be tolerated for the safety of residents of Prospect Plaza and The Boulders.
 1. John Foote will contact Jay Kyne of K&K Concrete to speak to him about this issue as well as others.
 2. Another option is to call Mountain Village Police to report any violations when they occur.
 3. We will send an official letter outlining changes that need to take place with a 30-day deadline.
 - iii. There have been continual incidents of dog waste being found in the garage. This is an indication of irresponsible dog owners not having control of their pets and not cleaning up after their pets.
 1. When it is determined whose dog is doing this, we will then deal with that person directly.
- b. Noise and Debris on First Floor
- i. This issue continues to be brought up at Board meetings and absolutely needs to be rectified.
 - ii. There are numerous items being illegally stored in the transformer area. This area must absolutely be vacated otherwise we are at risk of being fined or having our gas shut off.
 1. Cameron Bingham made a motion to send a letter to Chip Wilson stating that all items in this area must be moved by a certain deadline, otherwise it will be moved by the HOA and he will be back charged for this.
 2. Jeffrey Fasolo seconded this motion.
 3. Unanimous vote by hands in favor.
 - iii. Noise Issue – Idling early in the morning
 1. The best way for Prospect Plaza residents to deal with this is to call the Mountain Village Police and let them issue violations.
 - iv. Debris is not allowed around building because the HOA will be fined.
 - v. Limited Common Areas – Concrete outside of the four units on the East side of building. There are HOA regulations, as well as Mountain Village rules that need to be regulated.
 1. Industrial equipment is only allowed to be parked in the limited common areas during normal business hours. Nothing is allowed to be left there overnight.
 2. Possibility of selling the space to the four owners and having them build an enclosed space in order to eliminate the noise and debris problems.

- a. The space would have to be built properly in order to account for falling snow.
 - b. All four owners would have to agree to do it.
 - c. This would absolutely have to eliminate the debris that is being left outside!
 - d. Need to look into any potential vehicle congestion with loading and unloading. Take this into consideration when designing the enclosure.
 - e. John Foote will individually approach each unit owner to discuss. If they are all seriously interested, he will look into costs, design, etc.
 - f. Their square footage and HOA dues would increase.
 - g. Possibility of looking at what they paid per sq. ft. when they purchased their units and selling the limited common areas for that same price.
 - 3. Letter needs to be sent to each of the four unit owners directing them to remove all debris by a certain deadline otherwise it will be removed by HOA. The letter also needs to inform them of the rules and regulations regarding parking, noise and the washing of cars and equipment.
 - a. We will include a copy of the 4th amendment which Stephanie Fanos will get to me.
 - b. Also include in letter that there is a possible long-term solution if they will work with us in the short-term regarding all issues (debris, noise, parking, etc.). If they don't work with us, there will be alternative actions taken.
- c. Parking Issues
- i. The 17 parking spaces in the front and the 10 parking spots in the back are designated for passenger vehicles and pick-up trucks that fit ONLY! Absolutely no equipment, trailers, etc. are allowed to be parked or stored in any of those spots.
 - 1. In the future, we may look into the option of assigning parking spots.
 - ii. There is to be absolutely no parking on the East side of building next to the Boulder Wall.
 - iii. The 10 parking spaces in the back of the building are NOT to be used in any way as a laydown area.
 - 1. The Board will discuss adopting rules and regulations in order to better deal with the 10 parking spaces in the back.
- d. Safety, Clean-up, and Fire Hazard Issues

- i. Concern due to certain items being kept / stored in the garage that could negatively effect our insurance.
 - 1. The Board will do a walk-through in order to see who is in violation. Letters will then be sent to those people, citing our insurance.
- (g) New Business
 - a. Dead telephone booth in front of Boot Doctors. We need to look into having this removed.
 - b. Trash receptacles requested by Bob Gleason for both ends of the walkway on the West side of the building.
 - i. They would need to be bear-proof.
 - ii. Will Night & Day handle removing the trash from these?
 - c. Lights on West side of building. Residents of The Boulders have complained.
 - i. Possibility of redesign of light fixtures?
 - ii. Wilderness Electric needs to be called again to look into certain light bulbs being out, etc.
 - d. Cameron Bingham will call Paul Sherry to discuss missing tree that was under warranty and needs to be replaced.
 - e. Elevator telephone continues to be used by tenants of 2-3C (K&K Concrete). This absolutely needs to stop.
 - i. Rhea Reynolds will follow up with John Foote to see if he has discussed this issue with Jay Kyne.
 - f. Drainage issue with The Boulders still needs to be addressed.
 - i. Possibility of having an independent study done and issuing the results to DRB since they approved the drainage design.
 - ii. Our sprinkler is negatively affecting our drainage.
 - iii. Look into what The Boulders are doing to address this.
 - iv. Night and Day needs to do their clean out of the garage and drain.
 - g. North Wall of building is damaged from vehicles backing into it.
 - i. Possibility of putting barricades up against wall
 - ii. Temporary fix might be to patch wall in order to protect it from the elements
 - h. Judy's garage door is not working. Possibility that it needs to be reprogrammed.
 - i. Judy made a request to put an air conditioner into her bedroom window. The board will discuss this at the next meeting.
 - j. Look into getting a quote to have the windows professionally cleaned

Motion made by Cameron Bingham to adjourn the meeting. Seconded by Bob Gleason. Unanimous vote by hands in favor of adjourning meeting at 6:30 p.m.