

Nineteenth Fairway Townhouse Condominium Association, Inc.

Annual Meeting of the Homeowners

December 11, 2024

The annual meeting of the Nineteenth Fairway Townhouse Condominium Association was held on Thursday, December 11, 2024 at 6:00 p.m. via Zoom.

1. **Call to Order**. The meeting was called to order at 5:07 pm.
2. **Roll Call/Establish Quorum**. Roll call was taken as homeowners logged on.

Customer	Present	Proxy to	Absent
01 Brinkworth/Pomper			x
02 - Kleen	x		
03 Shelden	x		
04 Armstrong (Ducharme)	x		
05 Bekerman			x
06 Richardson	x		
07 - Fitz	x		
08 - Jesse		Shelden	
09 - Hatfield	x		
10 - Heritage			x
11 - Copeland	x		
12 - Beard	x		
13 - Brown	x		
14 - Smith/Gillen/Durkin			x
15 - Porterfield		Shelden	
16 - Ski-Docs	x		
17 Seibert	x		
18 - Selb (Perkins)			x
19 Milan			x
20 Buckholz			x
21 - Brennan			x
22 - Melvin		Larkin	
23 - Grove, Terry			x
24 - Grove, Rochelle			x
25 Mize	x		
26 - Pavelka/Giesler	x		

With 16 of 26 units represented either in person or by proxy, a quorum was established for the purpose of conducting business. Also in attendance were Eileen Jacobs and RG Jacobs of Mountain Caretaker, Inc.

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3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the February 11, 2023 meeting were approved unanimously.

4. **Financial Report.** Management reviewed the year end 2024 projections noting that the year is anticipated to end with an approximate \$1100 operating surplus. Insurance represented the biggest line item overrun.
 - a. **Review/Ratification of 2025 Budget.** Next the budget as approved by the Board for 2025 was reviewed by line item. Overall, the total annual operating assessment requires an increase of \$12,975 to meet anticipated expenditures with insurance representing the largest increase.

 - b. **Reserve Schedule.** Next the Reserve Schedule was reviewed, noting that an increase of \$2,120 is required to meet the current and future capital needs of the buildings. Questions as to the timing of the roof replacement were raised with some recalling a 60 year warranty. Management will reach out to Horn Brothers to better understand the materials, warranty and date of replacement as this information was not provided by prior management in 2018 when Mtn Caretaker took over. The Board may decided to hire a roofing consultant to evaluate the life expectancy of the existing roof.

Upon motion duly made and seconded, the owners unanimously ratified the 2025 budget. The budget and allocation schedule will be posted on the website. Owners who use their bank's bill pay were reminded to update the payment amount for January per the allocation schedule.

5. **Election of Directors.** One seat on the Board has a term that is expiring, currently held by Dan Beard (Unit 12) who has indicated his willingness to stand for re-election. Other nominees are John Copeland (Unit 11) and Maggie Pavelka (Unit 26). Background information from each candidate was emailed to all owners prior to the meeting.

Votes were emailed to Eillen who counted up the votes, including proxy votes.

Upon motion duly made and seconded, the homeowners elected Dan Beard to a 3-year term on the Board by majority vote. The 2025 Board of Directors is:

Mike Fitz, Exp 2026

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Jim Sheldon, Exp. 2026

Brian Richardson, Exp. 2025

Dave Kleen, Exp. 2025

Dan Beard, Exp. 2027

*Terms expire at the annual meeting which is now held in December so terms have been adjusted accordingly.

6. **Other Business.** There was no other business brought before the Chair.

7. **Owner Forum.**

A question was raised about snow melt buckets and it was noted that these should have been put out by the contractor at the start of the contract. Buckets were put out on the property today.

One owner asked about the feasibility of installing solar panels on the units with concerns about snow removal, snow sliding off the panels and structural integrity of the roofs noted as potential issues aside from the costs associated with such a project which is not included in the reserve schedule.

Management was asked to review the Declaration's allocation schedule which may have a conflict. Eileen will revisit this with the association's attorney.

Recycling was again brought up, but the consensus was that many people do not recycle properly which results in recycling being thrown in the dumpster once it is contaminated. Recycling was discontinued for that reason.

Owners asked the Board to consider publishing a directory of owner information with the ability to opt out.

8. **Adjournment.** Upon motion duly made and seconded, the meet adjourned at 7:15 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs