

Chambertin Townhouse Association, Inc.

Annual Meeting of the Homeowners

December 9, 2015

The annual meeting of the homeowners of the Chambertin Townhouse Association was held on Wednesday, December 9, 2015 at 4 p.m. in the Avon Public Library.

1. **Call to Order.** The meeting was called to order by Joel Kosowski, president, at 4:06 p.m.
2. **Roll Call/Proof of Notice of Meeting.** Meeting notice was sent out pursuant to the Bylaws on November 5, 2015.

Unit No.	First Name	Last Name	Present	Proxy to	Absent
Unit 05	Danielle	Lindenmuth			<input checked="" type="checkbox"/>
Unit 06	Gegertha and Nelson	Mozia	<input checked="" type="checkbox"/>		
Unit 07	Kevin	Walsh		D Sargent	
Unit 08	David and Janet	Sargent, Jr.	<input checked="" type="checkbox"/>		
Unit 09	Susanne	Chu			<input checked="" type="checkbox"/>
Unit 10	John and Joel	Kosowski	<input checked="" type="checkbox"/>		
Unit 11	William	Fleisher			<input checked="" type="checkbox"/>
Unit 12	Audrey	DiSciascio	<input checked="" type="checkbox"/>		
Unit 13	Laura and Steve	Christoffersen		J Kosowski	
Unit 14	John	Graham	<input checked="" type="checkbox"/>		
Unit 15	Maureen and Patrick	Fitzgerald	<input checked="" type="checkbox"/>		
Unit 16	Erin and Joel	Green	<input checked="" type="checkbox"/>		

Also in attendance were R.G. and Eileen Jacobs of Mountain Caretaker, Inc.

3. **Financial Review**
 - a. **2015 Year End Projections.** Management reviewed the year-end financial projections noting that overall a surplus of approximately \$3,800 is anticipated.
 - b. **Reserve Study/Capital Projections.** Next, management reviewed the Capital Improvement Schedule. The schedule calls for a Special Assessment of \$5,000 per unit in 2016. This will fund the Mansard wood roof shakes with asphalt shingles as required by the Town of Avon as part of the rebuilding project after the fire.
 - c. **2016 Budget Review/Ratification.** The 2016 budget was reviewed compared to the 2015 budget, noting that the overall assessment will not increase in 2016 due to the board approving the operating surplus be rolled forward to 2016. As a result, although

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operating expenses will increase by about \$3500 dues will not increase. The reserve budget calls for a Special Assessment of \$5,000 per unit.

Upon motion duly made and seconded, the 2016 budget was ratified by a unanimous vote.

4. **Other Business.**

- a. **Mansard Roof Replacement 2016.** The board has received two proposals last summer for the Mansard roofs and will meet following the annual meeting to consider the final bids. Management tried to obtain a third bid from a Denver company but was unable to get them up here to do that despite many calls. The two proposals are from very reputable companies in the valley and either one will do a good job for Chambertin. Management expressed concerns about working with a Denver roofer as Chambertin needs a roofing company that can respond immediately to leaks and ice dam removal.
- b. **Landscaping.** Some owners asked that landscaping be improved now that the property overall is looking better. It was noted that the roofs are the priority for the available funds. Chambertin is not allowed to have irrigation which limits landscaping options. This is because of the soil compaction and adding water to the soil has caused shifting of the retaining wall and buildings in the past. Dave Sargent would like this to be revisited with the Town, perhaps allowing some drip irrigation to low water plantings. The consensus was that after the Mansard roofs are done and a reserve study completed, the Board can consider hiring a landscape architect or contractor who specializes in Xeriscaping to design a plan for Chambertin. This plan should incorporate a new sign. It was noted that all owners at Chambertin want to see improved landscaping but the consensus was that the roofs are a priority.

Management was directed to increase the weed whacking and weed control in 2016.

5. **Election of Directors.** Because there was no quorum last year at the annual meeting, the owners first addressed the expired term of Joel Green in 2014. Upon motion duly made and seconded, Joel Green was unanimously elected to a 3-year term retroactive to 2014.

There are two seats expiring on the Board this year; currently held by Joel Kosowski and Kevin Walsh. Joel Kosowski indicated he would stand for re-election. John Graham and Audrey DiScascio were also nominated. A secret ballot was distributed. The ballots were counted and the two successful nominees were Joel Kosowski and Audrey DiScascio. John Graham was thanked for his willingness to serve.

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6. **Adjournment.** There being no further business to come before the Chair, the meeting adjourned at 5:10 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs