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DRAFT

The annual meeting of The Sanctuary Home Owner's Association was held on Saturday September 22, 2012 at 2:00 pm in the Conference Room at the Offices of Central Park Management located at 800 Weiss Drive, in Steamboat Springs, Colorado. The meeting was called to order by Chris Paoli, current HOA president, at 2:15 pm. The following lots were represented either in person or by proxy:

<u>Lot #</u>	<u>Name</u>	<u>Status</u>
1	Barry & Melissa McNeil	Present by proxy
2	Clifford & Briana Jack	Present by proxy
3	Clifford & Briana Jack	Present by proxy
7	Harold & Peggy Kamins	Present by proxy
8	Lisa Stoll	Present by proxy
9	J. Kurt & Linda J. Mahrtdt	Present
14	Larry & Fran Ridley	Present by proxy
21	Robin & Kristine Johnson	Present by proxy
25	Robert Russell & Linda Collison	Present by proxy
26	Don & Gail Eden	Present
28	Gail Eden	Present
30	James Ingham	Present by proxy
41	Ross Greenburg	Present
42	Wesley & Judith McGee	Present by proxy
43	Michael Herning & Barbara Lokkesmoe	Present by proxy
44	Wesley & Judith McGee	Present by proxy
45	Mark & Donna Baller	Present by proxy
49	Chris Paoli	Present
53	Daniel & Jennifer Hamann	Present by proxy
61	James & Dabney Roe	Present
64	Judith Harrington	Present
70	Phyl Sharp	Present by proxy
75	Dave & Linda McIrvin	Present by proxy
77	Plimsoll LLC, Boyd Bass	Present by proxy
80	Pam Vanatta	Present
81	Maggie & Daniel Baum	Present
82	Boyd Bass & Barbara Winternitz	Present by proxy
83	Dana & Mary Thorp	Present by proxy

85	Boyd Bass & Barbara Winternitz	Present by proxy
87	Meg Firestone	Present
88	Randall & Kathleen Williamson	Present by proxy
89	Meg Firestone	Present
96	Charles Burger	Present
98	Brian and Andrea Savino	Present by proxy
99	Colleen de Jong	Present
100	Todd & Ann Holmes	Present by proxy
103	Verne & Nancy Lundquist	Present by proxy
104	Leslie Curley	Present
108	Larry & Connie Mueller	Present by proxy
112	John & Patty Kerst	Present by proxy
113	Glenn & Lynn Reiff	Present
114	Robert Dausman	Present by proxy
120	Philip & Anne Lauinger	Present by proxy
121	Rockey Forest, LLC.: Jim Darcy	Present
126	Allen Belshaw	Present
129	Jim Darcy	Present
131	Gayle & Lynn Earnest	Present by proxy
137	M.J.S. LLC	Present by proxy
140	Gary Porento	Present by proxy
141	Cannon Family Mineral Partnership	Present by proxy
142	Scott & Holly Ehrlich	Present by proxy
145	Susan & Pete Neidecker	Present by proxy
146	Gerald & Rebecca Schmidt	Present by proxy
147	Gerald & Rebecca Schmidt	Present by proxy
148	Scott & Karin Lee	Present by proxy

With 55 of 147 lots represented (37.4%) it was determined that a quorum (35%) was present. Representing Central Park Management was Michele Matthews.

**Approval of the 2011 Homeowners Meeting Minutes:**

The 2011 annual meeting minutes were posted on the Associations website; [www.associationonline.com](http://www.associationonline.com) prior to the annual meeting for Owners to review. There were no objections or changes to the minutes.

- Motion:** That the 2011 minutes be approved as written.
- By:** Colleen de Jong
- Second:** Pam Vanatta
- Vote:** All in Favor – None Opposed
- Motion Carried**

**President’s Report:**

Once again the Association has had a relatively quiet year. The Board continues to monitor, evaluate & maintain the 20 foot fire break along the trail as well as address liable/suspect trees. This year the Board did elect to include the removal of ground fuels. The Association does own the trail through the Sanctuary and has a Seasonal Easement Agreement with both the City of Steamboat Springs and the Ski Touring Center for use.

## **Budget Review**

The 2013 proposed budget was sent to the members prior to the annual meeting so that they would have time to look it over and gain an understanding. The Associations projected cash position reflects \$ 43,051 in Operating funds and \$100,823 in Capital Reserve funds. As suggested previously, the board is proposing a deficit budget by reducing the annual per lot dues in order to reduce the cash on hand. The capital reserve projects are limited for the Sanctuary Owner's Association. They were originally established to combat the Beetles and now that the Association has this under control the need is no longer prevalent. Discussion ensued and the following motion was put forth:

**Motion:** To adopt the 2013 proposed budget which reduces the annual dues to \$150 per lot.  
**By:** Gail Eden  
**Second:** Jim Roe  
**Vote:** All in Favor – One Opposed by proxy.  
**Motion carried.**

## **Other Business:**

### **Election of Officers**

Currently there is one seats available on the Board of Directors, that of Jim Darcy. Jim's three year term is ending. Discussion ensued and the following nomination was made:

**Nomination:** To nominate Jim Darcy to the Board of Directors for a three year term  
**By:** Meg Firestone  
**2<sup>nd</sup>:** Leslie Curley  
**Vote:** All in Favor – None Opposed  
**Nomination carried.**

### **The 2013 Board of Directors for the Sanctuary Homeowners Association are:**

Chris Paoli  
Jim Darcy  
Meg Firestone

### **ACC Update:**

Colleen de Jong addressed the members with an update from the ACC. Currently there are four homes under construction within the neighborhood and plans are in the review processes for lot 100.

The Architectural Control Committee is seeking a few new members. Phyl sharp has resigned her position after more than 6 years of service to the Association. Eric Smith is the Architect on hand and has been since Martin Hart started development. The ACC reviews plans, exterior colors & view corridors to make sure the proposed house fits in with the established requirements as defined in the Declarations. Pam Vanatta and Dan Baum both volunteered to sit on the committee.

### **New Business/Owner Comments:**

- Pam Vanatta would like to see continued cleanup along Fish Creek where the bridge used to be. She feels that this area looks abandoned, although she does not want it to look like a park area.
- Allen Belshaw inquired about the replacement of the bridge across the creek to Clear Water Trail. Michele stated that the Association was not aware of any plans at this time and that Brigetta with the Ski Touring Center would be the one to fund the replacement. A major issue facing this replacement is the bridge would have to support a snow cat. Allen suggesting calling Winnie DelliQuadri to see she could help write a grant for obtaining a new bridge.

- Judith Herrington expressed her concern with the construction site on Aspen Wood Drive. Several workers are bringing dogs to the site and it make is difficult to for Owners in the neighborhood to walk their dogs without being ambushed. The materials are being stored on the road and with the number of vehicles it makes it tight to drive down the street. Now a dumpster has been placed on the road and the other day a bear was in it. Discussion ensued and Michele will contact the contractor.
- A couple of Associations along Steamboat Blvd are participating in a discussion with the City to have a traffic circle installed at the intersection of Steamboat Blvd and Mt. Werner Circle. The Sanctuary Board has been asked to participate in these discussions as well.

**Picnic:** There is a picnic at the home of Don & Gail Eden at 4:00 today (1040 Steamboat Blvd) for the Association. This event is being catered.

### **Adjournment**

With no other business the meeting was adjourned at 2:40 pm.