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DRAFT

The annual meeting of The Sanctuary Home Owner's Association was held on Saturday September 21, 2013 at 10:00 am 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 10:05 am. 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
9	J. Kurt & Linda J. Mahrtdt	Present
10	Tim and Sheila Ray	Present by Proxy
11	Brian and Ronni Fitzgerald	Present
14	Larry & Fran Ridley	Present by proxy
15	Jon and Julie Smalley	Present by Proxy
16	Resort Land and Properties	Present by Proxy
17	Ronald and Roxie Antonio	Present
18	Resort Land and Properties	Present by Proxy
20	Jon and Julie Smalley	Present by proxy
21	Robbin and Kristine Johnson	Present by proxy
26	Don & Gail Eden	Present by proxy
28	Gail Eden	Present by proxy
33	Sharon and John Wilkinson	Present by proxy
34	Sharon and John Wilkinson	Present by proxy
38	William Keats	Present by proxy
42	Wesley & Judith McGee	Present
44	Wesley & Judith McGee	Present
47	Kevin and Suellyn Tritz	Present by proxy
49	Chris Paoli	Present
53	Daniel & Jennifer Hamann	Present by proxy
58	Douglas and Patricia Davis	Present by proxy
64	Judith Harrington	Present
70	Phyl Sharp	Present
74	Craig and Mary Ewing	Present by proxy
75	Dave & Linda McIrvin	Present

78	Daniel and Cynthia Wiles	Present by proxy
79	Linda Jensen Hamlet	Present
80	Pam Vanatta	Present by proxy
81	Maggie & Daniel Baum	Present
84	Bob and Maryl Weskamp	Present by proxy
87	Meg Firestone	Present
88	Randall & Kathleen Williamson	Present by proxy
89	Meg Firestone	Present
96	Charles and Darby Burger	Present by proxy
98	Brian and Andrea Savino	Present
99	Colleen de Jong	Present by proxy
100	Todd & Ann Holmes	Present by proxy
101	Sharon Wilinon	Present by proxy
103	Verne & Nancy Lundquist	Present by proxy
108	Larry & Connie Mueller	Present by proxy
112	John & Patty Kerst	Present by proxy
117	Richard Nichols Sr	Present
118	Walter Freedman / Karen Harrison	Present by proxy
120	Philip & Anne Lauinger	Present by proxy
121	Rockey Forest, LLC.: Jim Darcy	Present
123	PMG LLC, Jay Goldberg	Present by proxy
126	Allen Belshaw	Present
129	Jim Darcy	Present
131	Gayle & Lynn Earnest	Present by proxy
132	Richard Stern	Present
133	Ed MacArthur	Present
137	M.J.S. LLC	Present by proxy
139	Larry and Mary Van Hoose	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
148	Scott & Karin Lee	Present by proxy

With 61 of 146 lots represented (41.7%) it was determined that a quorum (35%) was present. Representing Central Park Management was Michele Matthews and Ben Weaver.

Approval of the 2012 Homeowners Meeting Minutes:

The 2012 annual meeting minutes were posted on the Associations website; www.associationonline.com prior to the annual meeting for Owners to review. There were no objections or changes to the minutes.

Motion: That the 2012 minutes be approved as written.

By: Judith McGee

Second: Linda McIrvin

Vote: All in Favor – None Opposed

Motion Carried

Association Report:

Once again the Association has had a relatively quiet year.

The BOD does review the trail corridor for safety and liability issues and will remove trees accordingly.

ACC: Per the HOA Documents there is a protocol and procedure. Central Park Management can help facilitate this process. All this information is on line at www.associationonline.com. This year the committee has approved 5 sets of plans and construction is underway. Please keep in mind what it was like when you built your home however if you believe there are issues with the job site contact Central Park Management so they can address those with the General Contractors directly.

Any major changes to landscaping or structures need to be approved prior to construction commencing

Dead or dying trees within your lot are your responsibility. If you need a list of contractors call Central Park Management.

This is a great community to live in and it is what we make of it. If you notice any vandalism or something seems out of place contract CPM immediately.

Budget Review

The 2014 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 fiscal year runs from January 1 through December 31. The Association is fiscally sound with available cash fund of \$106,576. The Board of Directors has reviewed the budget line item by line item and has discussed the proposed 2014 budget. The BOD recommendation is to keep the annual dues at \$150 per lot.

The operating expenditures have been reallocated based on the 2013 actual costs and projected increases for 2014. The forest mitigation expenditures have been allocated to the capital reserve account with an annual budget of \$5,500.

Discussion ensued and the following motion was put forth:

Motion: To adopt the 2014 proposed budget as proposed with the annual dues of \$150 per lot.
By: Ed MacArthur
Second: Judith McGee
Vote: All in Favor – None Opposed
Motion carried.

Other Business:**Election of Officers**

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

Nomination: To reelect Meg Firestone to the Board of Directors for a three year term
By: Pete Niedecker
2nd: Brian Sevino
Vote: All in Favor – None Opposed
Nomination carried.

The 2014 Board of Directors for the Sanctuary Homeowners Association are:

Chris Paoli
Jim Darcy

New Business/Owner Comments:

- Dave McIrvin would like something to be done about adding hiking access to the cross country ski trail. As it stands now the membership says that they get harassed by Ski Touring Center employees about crossing the trail with their dogs to get to the hiking trails. Also they do not agree with the fact that they are supposed to go to the ski center to get onto the trails if they are members. Phyllis said that she always just calls Brigetta and alerts her that she is going out on the trail. Discussion ensued about the easement and Chris Paoli said that the Board will review and discuss with the ski touring center. Jim Darcy suggested maybe having Bob Weiss review the easement and Association Documents to find out the Associations rights in regards to the seasonal easement.
- There was discussion and concern about the trail system and the amount of dog waste left on the trail in the doggie bags. Discussion ensued and it was asked that Central Park Management and the Board look at the costs of adding at least 2 bear proof waste receptacles along the trail to try and alleviate the amount of trash being left on the trails.

Adjournment

With no other business the meeting was adjourned at 10:40 am.