

Red Canyon Townhome Association Annual Meeting Minutes

Tuesday, January 28, 2025, at 5:30pm via Zoom & in person at the Eagle Library

Members present:

Mario Giarratano
Deborah Hannon
Ed Sheptak
Holly Kay
Mario Cornelio
Gary Gilman
Leonela Luna Mejias

Members present via Zoom:

Ryan Whitney
Miguel Salinas
Jon Lengel
Shane Bowman
Nic Weidner
Leah Froehling
Holy Kay
Susan flock & Cheri Gaberial
Petra Hrachova
Chris Penny
Chad Roberts
Skylar Hertzfeld
Colin Soos
Ryan Keaton
Chris Pope
Patrick Grover
Michael Lavery

Members presented by proxy:

Proxy 1: Deborah Hannon for Jill Cholmondeley
Proxy 2: Mario Giarratano for Paul & Brenda Allen
Proxy 3: Mario Giarratano for Daniel Milchev
Proxy 4: Mario Giarratano for Robert Bricker
Proxy 5: Mario Giarratano for Emalea Landgraf
Proxy 6: Mario Giarratano for Mike Skellion
Proxy 7: Mario Giarratano for Patricia Hodapp
Proxy 8: Mario Giarratano for Kristen Le
Jessica and Greg Moser with Integrity Property Management
Brandi Resa, Red Canyon's bookkeeper

Quorum verified: With 32 of the 76 homeowners either by Zoom, in person, or presented by proxy a Quorum was established. According to the Bylaws, 40% of membership must be present or presented by proxy to achieve a quorum. Chairman of the Board Mario Giarratano called the meeting to order at 5:38pm. Jessica Moser certified the proxies.

Review and Approval of the Minutes from the 2024 Annual Meeting: These minutes were drafted by previous management and distributed to the membership prior to the meeting. There being no suggested changes, there was a motion: To approve the minutes of the 2024 annual meeting of the Red Canyon Townhomes Association as presented. The motion was seconded and carried.

Financial Review: Brandi Resa, the association's bookkeeper, prepared the draft of the December 2024 reports and presented them to the membership. According to the Balance Sheet, the association ended 2024 with \$621,692.91 in total assets, liabilities, and equity including \$180,165 cash in bank, \$317,209.13 in CDs, and \$61,842.10 in annuity, \$35,985.66 in prepaid insurance premiums, and \$26,490.87 accounts receivable. Brandi and management are addressing the A/R.

Dues were kept flat for 2025. 2025 dues for units without garages are \$907.50 per quarter and the 2025 dues for units with garages are \$970.20 per quarter. Brandi asked owners if there were any questions or comments about the budget. There were not. There was a motion to approve the budget, the motion was seconded and carried. The 2025 budget was unanimously approved by the members. Brandi encouraged homeowners to reach out to her if they have any questions.

Brandi presented the re-roof summary to the homeowners. Chad Roberts strongly opposed the summary and alleged Mario Giarratano who was contracted as the owner's rep and contractor was not transparent with the Board on the charges totaling \$11,000 stating the project was mismanaged. Greg and Mario explained to the members; six peaks were pulling away the buildings. To keep the project moving forward the peaks were repaired by utilizing the roofing equipment onsite and following engineer Vern Brocks guidance. Greg and Mario pointed out that this saved the association \$20,000-30,000. Collin Soos praised the projects management and suggested Mario should receive more compensation. Michael Lavery added that Mario had saved the homeowners \$200-300,000 on the overall project. A strong discussion ensued. Jessica tabled the discussion and instructed Chad to call a Board meeting where he could air his grievances.

Manager's report: Greg discussed the successful completion of the roofing project, highlighting the efficiency of Bulldog Roofing Co. and the savings achieved. He reviewed the repairs done to the vault for the irrigation system. Explaining the cistern had mud above the pumps and surprised the system was still working. Gore Range cleaned the cistern, and the system is in proper working order. There is still a question whether the inlet pipe to the cistern is broken. This will be evaluated in the spring when starting up the irrigation system for the season.

Capital projects under consideration for 2025: crack sealing the parking lot, parking restriping, rear decks – repair and stain. Mario stressed not all back decks would need this. Property wide paint touch-up on the siding and gutters.

Board Member Elections: The current members are Mario Giarratano, Michael Lavery, Deborah Hannon, Susan Flock, Daniel Milchev, Chad Roberts, Skylar Hertzfeld. Terms are two years each. Mario Giarratano,

Michael Lavery, Deborah Hannon, and Chad Roberts are seeking re-election. Collin Soos submitted a self-nomination and is seeking a position on the board. Holly Kay stated she was interested in serving on the Board of Directors and told the members about herself. This is a contested position; secret ballots will be mailed post annual meeting.

Old/New Business: A discussion followed about the current snow removal and ice buildup on several of the north facing parking spaces. Greg will work with Avalanche to mitigate the ice. Members were reminded there is ice melt and cinder throughout the property for their use. Greg also reminded members to move their vehicles after a snowfall giving Avalanche a better opportunity to properly remove snow.

Mario and management reminded members: Residents are not permitted to use guests parking spot. These spaces are for guests only. Owners who have short term rentals must have their tenants park in their assigned spot. Overflow parking is available on Nogal Rd within limitations. Parking violations have been ongoing and consistent. Management informed members they are working with the Boot Company to resolve the issue.

The topic of A/C window units was discussed, and members were reminded they are against the Rules and Regulations. The Board of Directors is considering different options to provide affordable air conditioning for the upcoming summer. Gary Gilman shared he spoke with Bulldog Roofing about whole house attic fans installment. Bulldog advised against it due to the layout of the buildings.

Adjournment: There being no further business to come before the membership, the meeting was adjourned at 6:53pm.

Respectfully submitted,

Secretary to the meeting