

**SPYGLASS TOWNHOMES AT WILDERNEST  
ANNUAL MEETING  
October 9, 2021**

**I. CALL MEETING TO ORDER & INTRODUCTIONS**

The Spyglass Condominium Association Annual Meeting was called to order by Jason Randall at 10:07 a.m. via videoconference.

Board Members Participating Were:

Jason Randall, President, #115  
Amy Corsinita, Secretary, #81

Madison Tomson, Treasurer, #53

Owners Participating Were:

Ambron, #10  
Swales, #18  
Vora, #26  
Whittier, #42  
Palumbo, #54  
Albert, #64  
Alfeld, #71  
Leung, #83

Clark, #12  
Moats, #22  
Perk, #34  
Mathews, #43  
Miller, #63  
Chon, #66  
Hilsendager, #82  
Leffel, #105

Representing Basic Property Management (BPM) were Eric Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**II. CERTIFICATION OF PROXIES & DETERMINATION OF QUORUM**

Jason Randall held 14 proxies. With owners represented in person or by proxy, a quorum was confirmed.

**III. APPROVAL OF 2020 MINUTES**

**Motion:** Jason Randall moved to approve the minutes of the October 20, 2020 Annual Meeting as presented. Madison Tomson seconded and the motion carried.

**IV. FINANCIALS CONSIDERATIONS**

*A. Current Financial Status*

Madison Tomson reviewed the financial reports. As of September 30, 2021, the balances were \$59,929 in Operating and \$479,684 in Reserves for a total of \$539,613.

Profit and Loss variances were as follows:

1. Total Income - \$765 favorable to budget.
2. Total Administrative - \$3,160 unfavorable to budget.
3. Total Repairs and Maintenance - \$695 favorable to budget.
4. Total Snow Removal - \$16,381 favorable to budget.
5. Excess Revenue/Expense - \$19,463, which was \$14,424 favorable to budget.
6. Total Reserve Incomes - \$24,223 favorable to budget.

7. Total Reserve Expense - \$3,500 unfavorable to budget due to an overage in the painting expense.
8. Excess Reserve Revenue/Expense - \$14,754, which was \$20,723 favorable to budget.

**B. 2022 Budget Review & Ratification**

Madison Tomson reviewed highlights of the proposed 2022 Budget. There will not be any increase to dues.

1. Insurance – 5% increase to \$38,000.
2. Resale Reserve Contribution - \$5,000 decrease.
3. Reserve Projects - \$70,598 for garage doors and \$53,758 for retaining walls per the Reserve Study.

**Motion:** Amy Corsinita moved to ratify the 2022 Budget as presented. Joan Moats seconded and the motion carried.

**V. PRESIDENT’S REPORT**

Jason Randall thanked the owners who help make Spyglass a great community, with particular mention of John Loren?? (can't find a name on the list that sounds anything like that) and Mary ?? (no last name mentioned), who have done a great deal of landscaping work, and Bob ??, who moves his Xfinity truck every week to provide access for trash removal. He thanked Amy Corsinita and Madison Tomson for organizing another successful community garage sale and lunch for the participants. He suggested organizing some type of community event during the summer. There was no Owner Work Day this year, due to the cost of lumber and the overall good condition of the property. He thanked the BPM staff for their work on behalf of the Association. The second half of the exterior painting was completed this year. The next big project will be re-siding, which will be postponed as long as possible. A snowplowing contract has been executed for this winter. The Board is investigating full garage door replacement since the replacements for the lower panels are no longer available. There have been positive comments about the lighting project that was completed two years ago. There are two young moose frequenting the property. Owners were reminded to keep their dogs on leashes and to break down cardboard boxes before disposing of them in the dumpster.

**VI. BPM MANAGEMENT REPORT**

Eric Nicholds reviewed the following items:

1. The exterior painting was completed. He noted that an outside water source may need to be considered to enable the painters to power wash the siding the next time the buildings are stained.
2. The vent caps were repaired or replaced as needed.
3. The garage door for Unit 42 was repaired after it was hit by the snowplow.
4. Drywall repairs were completed for the Unit 44 garage after a roof leak.
5. New heat tape was installed on the flat roofs.
6. Kane Electric will be inspecting all exterior outlets to ensure they are appropriate for outdoor use.
7. New building numbers will be reinstalled.
8. E&A will be providing plowing service for this winter.
9. A load of gravel was delivered and distributed in areas of the parking lot as needed.

## **VII. OLD BUSINESS**

### *A. Dumpsters*

There have been some owner requests for a dumpster that is easier to use but is still bear-proof. Eric Nicholds commented that building an enclosure would be the best option. The dumpsters with side access doors are not very efficient since the bags accumulate by the opening and the rest of the space remains unused.

## **VIII. NEW BUSINESS**

### *A. Trimming Trees*

Owners were reminded to trim tree branches that have grown over the walkways or up against the siding.

### *B. Unit 46 Tree Transplant Request*

The Board can consider transplanting the tree that is growing by the electrical area of the unit. Eric Nicholds noted that if transplanted, the tree will need to be watered.

### *C. Decks*

The decks are painted on the same cycle as the building siding. Additional painting between the cycles is an individual owner responsibility. Owners can request the code for the Sherwin Williams paint from Jason Randall.

### *D. Garage Doors*

The Board will continue to explore options for garage door replacement.

## **IX. ELECTION OF DIRECTORS**

The term of Madison Tomson expired this year and she was willing to run for re-election. There was one vacant Board seat. Bill Albert self-nominated. There were no other nominations from the floor.

**Motion:** Jason Randall moved to elect Madison Tomson and Bill Albert to the Board. Mark Mathews seconded and the motion carried.

## **X. HOMEOWNER FORUM**

Owner questions and comments addressed the following topics:

1. Railings – A question was raised regarding the addition of railings to some of the staircases that do not have them. Jason Randall responded that if there is consensus among the unit owners who use the staircase, the Board could consider the project. He recommended sending a photo to the Board but noted there currently a contractor shortage and it is difficult to get projects done.
2. Smoking – There was a request to enact a rule prohibiting smoking on the decks. Jason Randall responded that this can be added, but noted it is difficult to enforce.
3. Parking – A Power Point presentation was submitted to the Board last night for expanding the parking for Unit 12 but they have not had an opportunity to review it. The Board requested a schematic drawing of the proposed solution for consideration.
4. Deck Expansions – BPM has plans for the two sizes of decks that can be built.

5. Steps – Some of the steps are supported by unattached bricks. Jason Randall will look at the steps this week and determine if they can be secured.

**XI. SET NEXT MEETING DATE**

The next Annual Meeting was scheduled for October 8, 2022 at 10:00 a.m.

**XII. ADJOURNMENT**

**Motion:** Jason Randall moved to adjourn at 11:08 a.m. Madison Tomson seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature