

**MINUTES OF THE EOLUS CONDOMINIUM ASSOCIATION, INC.**  
**2017 Annual Meeting of Members**  
**Eolus – Third Floor Lobby**  
August 5, 2017

**DIRECTORS PRESENT:** Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan and MaryGrace Stutzman.

**MEMBERS PRESENT IN PERSON:** Chuck & MaryGrace Stutzman (E320/102), Jeff and Lee Armbruster (E321/103), Anne Johnson (E322/104), John & Ellen Toot (E323/105), Diane & Bill MacGuffie (E325/107), Jack & Cindy Hills (E326QA-C/108), Matt Beckman (E326QD/108), Robin & Bill Hoberg (E419/201), Lynn & Paul Strausbaugh (E429/211), James Biglane (E519/301 & E520/302), Carolyn & Charles Wait (E523/305), Ray & Sally Churan (E528/310), John Marinan (E621/403), Michelle & Megan Raz (E625/407), Peggy Johnson (E526/308) and Bo Keith (E627/409).

**MEMBERS PRESENT BY PROXY:** Tom Ryan (319/101), Donna Haltom (E328/110 & E329/111), Lori Garrison (E423/205), Justin Nylund (E522/304), Chester Stewart (E525/307), Billye Bradley (619/401 & 620/402), Kim Babcock (622/404), Neil Garnaas (E623/405), Tonya Tuggle (E719/501)

**GUESTS PRESENT:** Louis Pendley (Property Manager) and Michael Early (Purgatory)

**MEETING NOTICE:** A package of materials, dated July 6, 2017, was mailed to the Members prior to the annual meeting. The package contained the Agenda, Draft Minutes of the ECA Annual Meeting of Members for August 6, 2016, Biographical Sketches of the Nominees for the Board of Directors and a Proxy Form.

**CALL TO ORDER:** The annual meeting of the Eolus Condominium Association, Inc. was called to order at 10:10 a.m. by President John Marinan.

**QUORUM:** A review of the votes in the Association and the votes of the Members present and by proxy was made. There are 47 votes in the Association; Members of 16 units were present in person and 11 units were represented by proxy. The presence of Members or representation by proxy of more than 20% of Members (10) entitled to vote was affirmed, and it was therefore determined that a quorum was present.

**APPROVAL OF MINUTES:** The previous Annual Meeting of the Association was held on August 6, 2016. A motion was made by Lynn Strausbaugh and seconded to accept, without reading, last year's minutes as sent out. The motion passed unanimously.

**ELECTION OF DIRECTORS:** The election of Directors for 2017-2018 was the next item of business. Steve Glenn, Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan, and MaryGrace Stutzman agreed to remain on the Board for another year. There being no additional nominees, a motion was made by Robin Hoberg and seconded to accept the nominated Board Members, Steve Glenn, Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan, and MaryGrace Stutzman, by acclamation. The motion passed unanimously.

#### **PRESIDENT'S REPORT**

1. E326 Lawsuit: Owner is charging ECA liable for cleaning damages from a flood that was caused from a frozen sprinkler head in her build-out. ECA's insurance company is handling the suit. Court date is set for March 2018.
2. Rentals. VRBO-type rentals managed by local companies are presenting problems. Offsite managing companies often do not respond when Louis places calls to them, leaving Louis and John "holding the

bag.” ECA is not in the rental business--Louis isn't being paid to deal with renter issues, and John is a volunteer board member. Owners renting through these companies or privately need to make sure a responsible person is available 24/7 to respond to their renters' issues.

3. Rentals. Louis doesn't know who is in the building should an emergency occur. The Purgatory rental program has the capability to FAX a daily occupancy report. The resort rep at the meeting agreed to follow up and assure this is done. All owners renting privately or through other agencies should provide timely notification to Louis.
4. Damages. Damages and maintenance issues occur frequently in common areas from renters. (See *ECA Financials* for more discussion about this.)
5. The Mountain Coaster, being built behind Eolus near the alpine slide, is scheduled to open for Christmas and will run year-round. Eolus owners can expect more foot traffic in the area. Attendees asked the DMR representative for a master plan that could be posted.

## **PROPERTY MANAGER'S REPORT**

Louis Pendley, ECA's onsite property manager, reported on the following:

1. Parking continues to be a problem. Renters/guests should put a pass in their car so Louis knows the car is parked legitimately. It costs \$200 to have a boot removed. Give Louis a "heads-up" if you have guests staying in your unit. All inspections, including the fire marshal inspection, are up-to-date except for the sprinkler system, which is scheduled for August.
2. A new back-flow preventer was installed about this time last year and all paper-work was submitted to Metro.
3. Elevators are running well, with minor glitches. Otis does monthly inspections.
4. The water softener system was repaired by Culligan after it broke down last year. There have been some intermittent issues since then, but Culligan is able to resolve them. It is currently working correctly.
5. A new boiler (heater) for the pool was installed at the beginning of August. The water temperature is 81 degrees. Louis obtained two boilers second hand; one of them was never used. The second boiler will be used for parts.
6. Both hot-tubs are out-of-commission (See *Open Discussion* for more about this topic.)
7. Windows were cleaned in June, and the swallow deterrent was turned on in May.
8. When a smoke alarm goes off, Louis can only determine the floor it's on by a panel in the boiler room, but not the specific unit. Each unit previously had an outside LED light that would indicate that a smoke alarm was activated in that unit. Louis has a company coming towards the end of August to determine if the wiring is still (or was ever) viable to reconnect the lights. The light will save a lot of time in alarm-type situations.
9. Lock boxes are going to be installed outside each unit, probably on a side panel. These boxes will contain the key/code to each unit so the unit can be opened by the fire department in emergency situations.
10. The new smoke alarms installed last year aren't as sensitive as the old ones, so there have been fewer false alarms.
11. A handrail will be installed this fall that runs from the bottom of the third-floor stairway at ground level to the curb so there is something to grab on to in snowy/icy conditions.
12. Louis will start charging for his time when a homeowner makes a special request, such as asking Louis to let a guest into a unit.

13. Owners were reminded that they can save money by partnering up with other owners for new Marvin Windows. Owners who have replaced their windows have been very happy and are saving money on their electric bill.
14. This fall, Louis will repaint the green handrails on the back side of the building and attend to other touch-up painting.
15. Owners on the third floor often notice it taking a long time to get hot water. This is typical for units near the SW end of the building, even with the recirculation system operating. The number of occupants on each floor has an effect on how fast hot water gets to a unit.
16. Pets and mountain bikes are starting to become issues in rental units. Louis installed three new pet way stations.
17. Bo thanked Louis for all the work he does, saying Louis is passionate about his work. All attendees also expressed their appreciation for Louis's hard work.

## **ECA FINANCIALS**

1. The 2017 budget was distributed by Treasurer Bill MacGuffie. Several line items were discussed and explained.
2. The budget was ratified.
3. It is estimated that \$5,000 of the maintenance fees are from renter damages. The Board is considering different options for equitably charging owners who rent to offset these costs. The DMR rental program has instituted an "insurance policy" where they automatically charge renters a small damage fee. DMR reimburses ECA for provable damages from DMR renters. It is anticipated that a plan will be in place and become effective at the beginning of 2018. The Board is considering new cameras and a recording lock, which records who and when someone enters the spa area.
4. Bill MacGuffie said he is willing to check into solar panels for the building.
5. The following motion was made, seconded and approved that any excess revenue over expenses for the year ended December 31, 2016, and the year ending December 31, 2017, shall be applied against the subsequent tax year operating assessments as provided by IRS Ruling 70-604.
6. Bo reviewed the elevator expenses and said we have one more year left on the special assessment. It was suggested, after the special assessment is paid, to increase the regular monthly assessment by the same amount as the special assessment to build up the reserve account.

## **OPEN DISCUSSION**

1. A new Eolus Owner Directory will be revised and mailed in mid-August. Only owners contributing to the directory will receive a directory.
2. Commercial-grade hot-tubs, which have sealed control panels to prevent damage from water, need to be researched. ECA currently doesn't have money in the budget to replace the hot-tubs. By an almost unanimous show of hands, owners concurred they would consider paying a one-time fee to purchase new hot-tubs, saying they are a desirable amenity for the building.

There being no further discussion, the meeting was adjourned at 11:32 a.m. by John Marinar.

Submitted by,

Cindy Hills  
ECA Secretary

## **Special Meeting of the Board of Directors—August 5, 2017**

A special meeting of the new Board of Directors was held immediately after the annual meeting for the purpose of electing officers for 2017-2018. Those present were Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan and MaryGrace Stutzman.

Those elected were:

President: John Marinan

Vice President: MaryGrace Stutzman

Secretary: Cindy Hills

Treasurer: Bill MacGuffie

There being no further business, the meeting was adjourned.

Submitted by,

Cindy Hills  
ECA Secretary