

**Gold Point I and II Annual Homeowners  
Association Annual Meeting Minutes**

**Saturday, October 22, 2011**

**Attendees**

**Board Members Present:** Gold Point I – Harvey LeCato, Diane LeCato, Royce Smith and Leonard Fowler

Gold Point II – Sally Frederick, Patti Patane and Frank Alexander

**Management Present:** Kit Armour, Amy Hoffman, and Peggy Kanetsky

**Board Members Absent:** Lee Gentry, Ken Kordes, W.J. Peniston, Pete Palliardi and Steve Bergkamp

**Call to Order**

Kit explained that because we did not have a quorum, which requires 51% attendance, either physically or by proxy, we could not conduct any formal business. Therefore, our meeting will be informational only. The Board and Management are looking into having the 51% requirement changed so this is not an issue again.

**Introductions**

Gold Point I President, Harvey LeCato, introduced Board members present.

Kit introduced Ron Reyes, new General Manager for Gold Point and explained the restructure of the Operations Department of Breckenridge Grand Vacations. This reorganization will allow a General Manager, Maintenance Manager and Housekeeping Manager dedicated for each property, including Gold Point. Kit will continue to oversee all Operations and Board activities. Kit also introduced Paul Backes with McMahan and Associates who handle the annual audit.

Harvey asked the other members of the Board to introduce themselves as well as all owners in attendance.

**Changes to agenda**

As there was not a quorum, we will continue on with current Board members instead of electing new ones. If we find that there are Board members that do not want to serve, we can ask for volunteers.

**Approval of Minutes**

Minutes could not be approved as there was not a quorum.

**Old Business**

**Project Status Report**

Kit discussed the project reports.

- Paving of parking lots completed this summer.
- Reroofing of buildings 1 and 3 completed this summer. We will continue with 2 roofs per summer.
- Painting buildings 6, 7 & 8 was completed
- Gutter work throughout the property was completed.
- Unit 1B remodel work is complete. 1B will be used as a “model” of what the upgraded units will look like. We are on a 5-8 year plan for all units being completed. This was our “trial” and gave us information on what we can do in house and what we need to contract out. If furniture needs replacing in other units prior to a unit being updated, we will still replace.

### **Audited Financials**

Kit introduced Paul Backes from McMahan and Associates.

Paul stated that McMahan & Associates are CPA’s and only do audits.

Paul discussed the audit process.

- Look at bank records
- Go through the financial statements
- Make sure the fund investments are insured
- Make sure account receivables are timely
- Make sure payables are coded correctly
- Look at payroll reports
- Look at tax deposits
- Look at declarations

Paul said then they do a financial report from the results.

Harvey asked what Bad Debt expense was? Paul answered that it is dues that are considered uncollectable.

Gold Point compares much better to other Associations, especially in the area of bad debt.

Kit mentioned that we track our bad debt in every Board meeting and average 5-7% throughout the year. National average is 12-15%. She also explained that after an owner is 60 days late, they are contacted and informed. After 90 days they are charged a late fee and finance charges. After 110 days they’re informed they have 10 days to pay or are turned in to collections. At 120 days, they are turned into collections. We can offer a deed in lieu, which turns the property back over to the HOA, or we begin the foreclosure process.

Gold Point HOA has a resale agreement with Gold Point Lodging and Real Estate to market and sell on behalf of HOA.

### **Budget**

Kit explained the budget process and how the budget gets created.

- Gold Point I and II are two different Associations

- The budgets are currently put together in May and we have to forecast by the end of the year. The price increases in areas of postage, sanitation, etc. are considered. The increase in snow removal was mainly due to work on the roofs due to heavier than normal snowfall last year.
- The maintenance and housekeeping areas are problematic. Management is looking into different ideas to present to the Board. One idea is to cut amenities given out. A starter package only will be given out but any additional supplies (shampoo, dish detergent, etc.) will be sold.
- The Delinquency Factor is the Bad Debt. We're now aggressive in reselling foreclosed and returned deeds (via deed in lieu). This will reduce the bad debt.

### **Interval International**

Janie Beall with Interval International Exchange Company gave an update on the Interval International benefits. This information can also be accessed on line.

### **New Business: Election of Board Members**

As we did not have a quorum, we will not be electing new Board Members. If a Board Member does not want to serve, the Board can appoint a volunteer.

#### **Gold Point I:**

Motion to keep officers as is by Len, seconded by Royce.

Harvey LeCato – President

Lee Gentry – Vice President

Diane LeCato – Sec./Treas.

Ken Kordes

Royce Smith

Leonard Fowler

W.J. Peniston

#### **Gold Point II:**

**Motion to nominate Patti as President by Sally, seconded by Frank. All were in favor.**

Patti Patane – President

Sally Frederick – Vice President

Frank Alexander – Sec./Treas.

Pete Palliardi

Steve Bergkamp

### **Questions and Comments to/from the Floor**

Kit invited all to a reception after the meeting at Lodgepole Bar and Grill at Grand Timber Lodge.

### **Next Board Meeting**

The next meeting date will be decided via email. The Finance Committee would like to meet two weeks prior to the Board Meeting. Proposed dates are January 10<sup>th</sup> for the Finance Committee and January 24<sup>th</sup> for the Board meeting.

**Adjournment**

Kit and Harvey thanked everyone for attending. The meeting adjourned at 3:20 p.m.  
Minutes Prepared by Peggy Kanetsky