

MINUTES OF ANNUAL MEETING OF  
WESTHAVEN CONDOMINIUMS ASSOCIATION  
May 19, 2009

The annual meeting of the WestHaven Condominiums Association was held on May 19, 2009, at the conference room at the Community Church, 107 North Iowa Street, Gunnison, Colorado 81230. Members present were Heidi Daughan, Peg Foster, Debbie Harris, Janie Kelley, Mary Morseth, and Hughes Glantzberg. Leslie Channell was present by proxy.

The meeting was called to order by president Hughes Glantzberg at 6:00 p.m. It was determined that a quorum was not present.

Hughes distributed financial information for 2008 and the current year to date. We have approximately \$20,000.00 in cash accounts, with \$7,000.00 in the checking account, \$8,500.00 in the savings account, and two certificates of deposit with \$2,300.00 in each. Hughes will transfer \$1,000.00 from the checking account into the savings account and certificates of deposit.

The board of directors has considered the financial information for 2008, and has authorized an increase in the amount of the monthly dues of \$25.00 per unit, or \$125.00 per month, to help build back up the Association's cash account. This will go into effect beginning with the July 1, 2009, dues.

Hughes mentioned that the homeowner's dues are payable on the 1<sup>st</sup> day of the month and delinquent by the 10<sup>th</sup>. The Association can charge interest on delinquent accounts, but Hughes has not been doing that unless the account is turned over to our attorney for collection. If an account is turned over, the owner also incurs attorney's fees of approximately \$300.00, as well as interest.

Hughes pays the Association's bills on the 10<sup>th</sup> of each month. He did not continue the flood insurance for 2009, as it was not necessary.

He mentioned that the Association purchased the storm doors on the units. It is the owner's responsibility to maintain them. Also, there is a limit of two cars per unit. Please ask visitors to park on the street and not in the parking area.

During the winter, the snow plow contractor comes if there are 4 inches or more of snow. If a car is left in the parking lot, it will get plowed in.

He also asked that owners remove all summer items from the back decks at the end of the season. When the snow on the roof sheds onto the decks, grills, chairs, etc. make it difficult to remove the snow. In the summer, please keep these items off the lawn, as it interferes with the lawn maintenance.

The dumpsters are emptied on Friday. Please make sure to close the lids when you empty your trash. The lids on the dumpster by the south building do not close. Hughes will check with the City to see about getting new dumpsters. Debbie suggested that we enclose the dumpsters to make the area look neater.

Hughes mentioned that Thornton Way may be opening up from Highway 50 to Tomichi Avenue. It may take the place of 5<sup>th</sup> Street.

For those owners that rent, Hughes would appreciate receiving the name and telephone number of the renters if he would need to contact them in case of a problem. He asked that this information be e-mailed to him.

Parker Wiggin has been our property manager for many years and has done a wonderful job. We all thank him for his time and efforts taking care of our property. He will not be continuing in this position. Janie suggested we hire a handyman to take care of whatever needs we might have. She will contact Gary Giammatteo to see if he is interested in doing this.

Heidi Daughan brought up that her deck was in need of repair. That is an Association responsibility, although the owner can stain the deck on his/her unit. Hughes also mentioned that weatherstripping on some of the garages needs replaced, the railroad ties by the ditch need relocated, and several other decks also need to be stained. Heidi also mentioned she is waiting for Gunnison Glass to measure a window for a new screen.

Being no further discussion, the meeting was adjourned at 7:15 p.m.

/s/ Janie Kelley  
Janie Kelley, Secretary