

**Basberg Homeowners Association**  
**Annual Meeting**  
**January 15, 2019**

**Attendees:** Nancy Wilhelms (#1) and Larry Wilhelms (#1 via phone), Howard Freeman (#5), Keith Ikeda (#6), Darrell Walker (#7), Bobby Schafer (#8), Veronica and Scott Fanbrich (#11), Marcella Marnett (#12), Deborah Smith (#13), Bonnie and Richard Maclaurin (#14), Eric Peterson (#15), Patty Overstreet (#17)

**Proxies:** Vicki Cook (#2), Ian MacAyeal (#3), Ed Williams (#10), Doug Gilstrap (#16)

2018 With 15 of 17 units represented, the HOA's quorum requirement was met. The meeting was called to order at 6:05 by Chair and Board President Bobby Shafer.

**2018 Minutes:** The minutes from last year's meeting were approved with one change in the 2017 Financial Report Section: the last sentence in the first paragraph amended to say: "No assessments are needed."

**Reports of Officers:**

**Treasurer, Larry Wilhelms**

The financials are in good shape. Larry reported on the financial statements noting that the HOA ended the year with \$174,000 in the capital reserve account. Also, the HOA changed its bank account to Fidelity Investments for a greater return at 2.09% with no cost incurred for the change. Last year the HOA received \$1,900 in interest income; in 2019, \$2,500 is estimated. Larry was asked to share the account information and fund name with HOA members.

The operating budget remains consistently at approximately \$50,000 again this year. Contracts are in place for 2019 with vendors, and our good relationships with them and on-time pay have created an environment where we are rewarded by receiving pricing for next year without notable increases.

The capital reserve account is growing by over \$50,000 per year. Ongoing costs are insurance, which continues to rise, and water, which rose significantly due to lack of oversight by the Town of Basalt but is now stabilized. The Board is looking two years out anticipating repairs and major work in 2020 on the roofs and landscaping/irrigation. Once that work is completed, a remaining \$50,000 surplus is projected. As such, the monthly dues have been decreased to \$499.50. All are asked to change their amount via the Alpine Bank portal. Larry has sent a memo on how to do this. This change becomes effective on Feb. 1, 2019.

It was moved to ratify the 2019 budget which was unanimously approved.

Board members Bobby Shafer, Eric Peterson and Larry Wilhelms, as well as bookkeeper Deborah Smith, were praised for their hard work in holding the line on expenses.

### **Facilities – Common Areas, Bobby Schafer**

Bobby noted that the real estate price per square foot in Basalt has gone from \$401 last year to the current price of \$435.

The pool area was our biggest spend. The new fiberglass liner has a life expectancy of 10-15 years, and the pool filter was replaced. Our neighbor's car took out part of the fence, and that will be replaced and reimbursed. The pool steps were painted in the fall, and retaining walls were repaired throughout the property.

### **Facilities – Building & Landscape Maintenance, Eric Peterson**

The irrigation system is "on borrowed time. Board members will get estimates this summer for replacing it during 2020. New technologies such as Bluetooth controls will be included in a complete redesign and modernization.

Re-roofing is planned for summer of 2020 and bids will be solicited from vendors this summer. The Board will also look at replacing all of the skylights as part of the project. The sewer line will be inspected this summer.

### **Follow-Up on Fire/Flood Issue, Eric Peterson**

Eric reported on the extensive research he conducted with insurance companies and local governmental resources regarding potential flooding and mudslide issues. He concluded that there are no appropriate or cost-effective options for the HOA on this. Individuals who have concerns are encouraged to insure their own units.

**Capital Reserve Projects for 2019 – none are planned.**

### **Election of Board Member to a 3-Year Term**

Eric Peterson was thanked for his hard work including helping to establish the capital reserve plan and budget, rewriting the HOA declarations, working on fire mitigation and much more.

Darrell Walker was unanimously elected to a 3-year term. He has served on the Board in the past and knows the hard work it takes to run the Basbergs with a small team at the helm.

### **Member Forum**

It was noted that the chimney sweep did not come in 2018 and he will be lined up for next year. Also, Scott shared a design flaw with the chimneys that members should have the sweep check. Also discussed was the difficulty of access to the water shutoff valve in Unit 9, an ongoing concern. The Board will look at replacing it with an electronic valve. Individual homeowners were encouraged to inspect the valves to their units. It was suggested that the HOA members hold a pot luck BBQ at the pool next summer.

Respectfully submitted –  
Nancy Wilhelms, Unit 1