

November 22, 2021 Annual meeting of the 7th Tee HOA 5:30 pm

Attendees: Martin Frick and son Marcus , Michael Healy, Mike Howell, Bruce Snead, Frank and Mary Warren, Rollie Wild and Kathleen Campbell, John Herzog, Roy Jackson for Diane Knight, Celeste Blakely, Brooks Riddlesperger and Blaine Johnson, Brent Frush

Brent Frush presented the 2021 financial review, income statement and 2022 proposed budget

The budget is similar to 2021 and maintains the \$400 monthly fee. Increases in water and insurance are uncertain at this time.

Motion to approve 2022 budget – Bruce – second - Rollie - approved unanimously

Michael distributed a list of items for discussion

Property maintenance and landscaping – bush trimming issues by Corbrans raised and reviewed. Communication with Brandon thru Michael on these issues is requested.

Hailstorm insurance status – window trim repair issues persist to be addressed and chimney cap repair or replacement also is pending. Fence staining was accomplished thru insurance. Final settlement is pending but should be resolved soon.

Exterior maintenance items raised from the inspection during sale of 3575 Clubheights have been or are being addressed.

Retaining wall history was reviewed –updated bids were requested from 3 contractors – communication with the Country Club has been established and they are supportive. Three bids have been secured ranging from \$28k to \$38K to \$53K. An assessment will be coming in 2022 for this project.

Property management options reviewed early last year were discussed and were not pursued due to costs.

HOA documents needing updating were reviewed – bylaws, covenants, and articles of incorporation. Altitude Law has presented a proposal. Costs were reviewed. A committee would need to be established to help provide input and a questionnaire for all owners will be part of the process. Consensus that this needs to be funded whether by available funds or special assessment. Executive committee will take action in December.

Rental of units – vrbo type short term rentals are not desired by members. Blaine has secured a short term rental permit for her unit. The current rental is long term and that is what she and Brooks want. Her permit does not allow any other 7th tee units to be vrbo type rentals.

3575 was purchased by the McKelveys of Coral Gables FL as an occasional residence. Radon mitigation was installed as part of the purchase.

Plans for 2022 were reviewed with 4 items identified in Michael's list

1. Complete hail repairs and settle insurance claim
2. Approve assessment and replace retaining wall behind 3504-3515 and 3525 Clubheights
3. Hire law firm to update HOA documents for CO law and policy updates
4. Prioritize landscaping needs to make property attractive for residents and buyers

Executive committee nominees – Michael asked for volunteers and shared his and Bruce’s willingness to continue to serve. After discussion, a slate of Michael Healy, Bruce Snead, Mike Howell, Rollie Wild and Brooks Riddlesberger volunteered to serve as the executive committee for 2022

Michael called for vote. Unanimously approved.

Meeting adjourned at 6:55pm