

**PITKIN PINES
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
FEBRUARY 22, 2011**

The regularly scheduled Annual Meeting of the Pitkin Pines Homeowners' Association was held on Tuesday, February 22, 2011. The meeting was via teleconference and was called to order at 5:05 P.M.

ROLL CALL

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
1	Skip Wohlner		
2	Patty Baumgardner		
3	Jim Rizzi		

Present from Wilderrest [WPM] were Audrey Taylor, Community Manager and Bob Towne, Property Manager.

Proof of notice of meeting was noted.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE APRIL 8, 2010, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF MANAGEMENT

Bob Towne reported:

- A new snow shoveler was engaged at the beginning of the month;
- The snow plower is the same as last season [same cost];
- The heat tape is functioning;
- There is a large ice/snow accumulation on the roofs;
- The irrigation lines were winterized last fall;

Suggestion was made to remove the large amounts of snow/ice accumulations from the roofs. This will be at the individual owner's expense.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO AUTHORIZE AND FUND REMOVING THE PROBLEMATIC SNOW/ICE AREAS FROM THE ROOFS.

FINANCIAL CONSIDERATIONS

The budget and January financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$3,661.20 and the Reserve Account's balance was \$2,789.68.

Note was made that industry standard suggests 1 ½ to 3 months expense total be maintained in the Operating Account for contingency.

The 2011 budget was discussed.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2011 BUDGET AS PRESENTED.

REPAIR AND MAINTENANCE CONSIDERATIONS

The bushes will be trimmed in the spring.

The fences are standing.

ELECTION OF DIRECTORS

There are three units and three directors required per the covenants. Therefore, officers are elected annually.

The following was determined:

Jim Rizzi	President
Skip Wohlner	Vice President
Patti Baumgardner	Secretary/Treasurer

OTHER MATTERS

The annual meeting date was changed for compliance expediency for budget ratification timelines.

Pursuant to the Declaration, Section 21.2, the Declaration may be amended by a vote of 67% of the votes of the Association.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO AMEND THE DECLARATION TO ALLOW THE ANNUAL MEETING TO BE HELD IN ANY MONTH AS DEEMED BY THE BOARD OF DIRECTORS TO BE HELPFUL WITH EXPIDITING COMPLIANCE WITH BUDGET RATIFICATION TIMELINES.

The 2011 Annual Meeting Teleconference will be held on November 8, 2011 at 5:00 PM.

ADJOURNMENT

The meeting adjourned at 5:22 P.M.

MANAGEMENT NOTES

WPM's basic responsibilities are: accounting, meetings, on-site property management, administrative needs and negotiating.

The Wildernest/Pitkin Pines Community Manager is Audrey Taylor, 468 6291 ext 217. Owners are encouraged to contact her with their questions or needs.

Wildernest's size accounts for its strong negotiating position on behalf of the Wildernest-managed associations. Currently, WPM manages 70 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- All Wildernest-managed associations' bank accounts are held separately and are given a preferred rate on each account.
- Insurance premium rates are far superior to the competitors.

Wildernest has a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information.

The owners were reminded that their website posts the financials, the minutes, rules and other Association related items. Senate Bill 100 compliance is also handled through the website. The address is: www.wildernesthoa.com.

Owners were reminded that a July 1, 2009 law was enacted requiring owners who rent, are selling or remodeling to the extent of requiring a building permit to have carbon monoxide detectors within 15 feet of the bedroom doors.

A Construction Department was opened by Wildernest; it is headed by Rob Taylor who is a general contractor. Owners wanting bids for remodels/repair/windows/carpet laying/painting/etc may contact Audrey, 970 468 6291 ext 217 or Rob directly at 970 485 1868.