

Rimfire Lodge Executive Board Call
January 12, 2016

Attendees: Board members Kevin Elvin, Jim Armbrust, and Amy Aubin. Property Manager, Kevin Wingfield, Property Manager Assistant, Paul Barb, Administration Assistant, Pam Turner, Building Manager, Mark Barnes, and HOA Accountant, Katie Bright of Williams & Associates, AC.

The meeting started at 2:38 pm.

Financial Update – by Katie Bright

P&L for December 2015

Under Income:

December parking revenue significantly below budget by \$6,307. There is a long-standing agreement between Rimfire HOA & Foxfire concerning four parking spots in the garage for the winter season from December – March, which is billed monthly to Foxfire. So, variance in this line item would be from less parking revenue due to lower rental numbers. Board would like to revisit this agreement and find out from insurance company of any liability issues.

Under Common Expenses:

Building maintenance-Common over budget because of the catwalk added in the attic space. Board stated this was a coding error and should be coming out of the Major Repairs-Common, Katie will correct.

Loan interest - portion of deck assessments cover this (\$4,425 for 2B and \$2,436 for 3A, totaling \$6,861) and estimated for this line to be over budget by fiscal end year by additional \$9,900 (total over of \$13,100, offset by assessments, total over-budget estimated to be \$6,200). Rate has not changed at all but in September 2016, the bank will revisit this rate. Board needs to look into how to handle the HOA Balance. In the past another HOA changed status from Non-Profit to Corporation. Katie to check with Tax Preparation Agent to see if they are running the numbers to see which way to file.

Sprinkler maintenance – currently under budget since no repairs due to recent major upgrade.

Under LCE-R & CRU-3 Shared Expenses:

Cleaning and Janitorial – under budget primarily saving from Oct & Nov. Dec is on point so far. Mark Barnes and his housekeeping team were recognized for their extra efforts in keeping the common area clean.

Residential only by percentage: Over/under almost a wash.

Garage repairs and maintenance - over budget due to some lights being repaired, the south heater was repaired, and the drains had to be cleaned out. Kevin focused on minimizing the heater use in the garage, unless otherwise needed.

Hot tub expense and Major repairs/maintenance-Resid are both under budget

Preventive Maintenance program is over budget.

Residential only split equally:

Propane currently under budget due to mild weather, so far.

There are 5 units with liens in place and one unit has a new NTC letter issued.

DECK REPORT

Phases 1-2A - # of Decks 34

- 7 units with balances – 5 of these are making payments
- 26 units paid in full
- \$65,145 outstanding (\$29,045 from HO's who have never paid)
- \$1,291.79 principal payments received but not yet applied to the HOA Loan

Rental revenue is being requested monthly for owners that are delinquent in payments.

Phase 2b - # of Decks 12

- 9 units with balances but 7 have communicated (6 intend to pay via monthly payments, 1 pending decision) and 2 no communication
- 3 units paid in full
- \$43,966.79 principal payments received but not yet applied to the HOA Loan

Phase 3A - # of Decks 7

- Will be assessing 3A tomorrow unless the Board has issues, Board agreed they were fine with what Katie sent to them and she should process.

Board agreed that Katie should be applying these payments each month automatically to the HOA Loan.

Loan Breakdown:

\$543,053.98 12/31/15 loan balance

\$45,258.58 Total principal received to pay against loan

\$5,100.00 CO#2 items 2 & 4 to be assessed

\$61,463.70 1-2A principal remaining to be paid

\$156,560.26 2B principal remaining to be paid

\$149,540.08 3A to be assessed

\$417,922.62 Total principal/homeowner liability portion of loan

\$125,131.36 HOA portion of loan balance

\$23,026.95 Retainer Due at Completion

\$148,158.31 Total HOA deck related liability 12/31/15

Maintenance Update – by Kevin Wingfield

Since the annual meeting, all inspections of the fire extinguisher, elevators, and the health club equipment have been completed.

Rimfire Lodge was recently inspected by the County Health Department. They were inspecting all the village property common areas and ice machines. They even took the ice machines apart to inspect the insides, no major issues.

Oder issue in units 411/311/211 - in 311 all completed and back in rental program. 211 is almost ready a few things the owner needs to complete. There is still a lot of work needed in 411; they are replacing everything down to the studs. Once this work is finished, the HOA responsibility is completed and then it will be up to the owner to have it finished.

Sprinkler work – installed back flow valves on each floor, which will help keep the correct level of the fluid on each floor; and now you have a premier system to keep pipes from freezing that you can get.

Garage door repair – replaced circuit board and repair/replaced lights.

The HOA had a bad area on the south building roof facing Snowshoe Drive repaired.

Catwalks were installed in north and south attic area; this will make service and maintenance easier.

Recommend getting an insulation company in the attic area to evaluate the level of protection; they will also be looking at the other village attics too.

The HOA completed the painting of the village side areas, such as deck railing, band boards, and first floor decks on the south side end.

The property manager is investigating different options for TV programming. Waiting on a proposal from CityNet on upgrading the TV systems in the units. When researching the upgrade to HDTV, found that the cable/splitters would need to be changed out to an updated model. Will send proposal to the Board once received.

Board discussed sending a newsletter out to the homeowners of what has been completed and what the Board is looking into. Since the HOA now has a website, the board discussed placing a quarterly newsletter and financial report so owners have easier access to the information. Kevin Elvin will work on drafting the newsletter.

Deck Project Update

Resort is more restrictive on the village area especially when events start, so Seal Engineer and Breckenridge will need to consider this when scheduling the work this spring. It will also depend on the resort summer operations schedule. It is recommended the decks above the Village commercial spaces be fixed first and work back to where they stopped last year. The HOA needs to start working with Seal Engineering now to have a work schedule in place before April. The Board would like to try to finish the deck project this summer if possible, however 41 decks remain to be fixed.

There are some areas on this exterior side that will need replaced and waterproofing completed, which Breckenridge stated they could handle. Need to find someone else to handling the painting.

The meeting was adjourned at 3:55 pm.