

Winter Park Lodge II  
Annual Owners Meeting Minutes  
July 26, 2025 10AM  
F Commons

1. Call to order: Shanna opened the meeting and called to order at 10:06 AM  
Board members in attendance: Shanna, Holly, Larry, Kim & Gaye  
Rowdy & Logan Teal (PMM) and Mark Johnson (BVM)
2. Owner attendance and Proxies were recorded by Holly  
34 owners present, 8 proxies = 42 total units represented  
Quorum was met
3. Approval of Annual Meeting Minutes for July 29, 2024  
Two owners motioned to approved, all in favor everyone said yes
4. Holly went over the Tresure's report and budget
  - a. Holly announced conflict of interest, she is our treasurer and accountant
  - b. Budget now shows a break out of what we are budgeting for under maintenance to be more transparent as to where funds are being allotted.
  - c. Our reserves are high overall which is helping us do some much needed maintenance items that had been put off or that have come up recently.
  - d. Motion to approve budget. Pat motioned, Suzy seconded and all approved
5. Shanna introduced Mark Johnson/BVM  
Mark spoke about his role in helping us find a new Onsite PMM, how hard the board has been working and functioning at a top level compared to other boards he works with.
6. Mark introduced Rowdy (and wife Logan) our new Onsite Property Maintenance manager. Larry let owners know that Rowdy is available to do separate bids for work they may need done. This will be outside the contract with the HOA.
7. Shanna started with the status of the new maintenance projects. Buildings E, F & G painting is still in process along with staining the Gazebo. Suzy Evans (owner) spoke up saying the board had approved to pay for new screen doors, Kris (owner) chimed in, as both were on the board at that time, saying the reason they decided that then was due to cost to paint was higher than cost to buy. The doors cost almost double now and are being painted for free. Another owner spoke up and stated she didn't feel it was fair for her to have to pay for another owners screen door when they are the owner responsibility. Kris also asked about additional paint and Kevin (owner) about touch ups for C&D buildings.

Door code update: There is not an official timeline on when all will be installed but several are done. It was noted that one lock in B has a hole in it. Gaye said the locksmith knew about that and has ordered a cover. Owners were advised the code would be the

last 4 digits of the number we have on file for them and if they are unsure they can reach out to us and check.

The pool is being switched to a salt water chlorinator based on Rowdy's suggestion to bring the pool cost down and maintenance time. He will be shutting the pool down for a few days to empty and refill. Allison (owner) asked about pool furniture and volunteered to help find some.

An owner asked for an update to the hot tub since it previously leaked a lot. Rowdy checks it every day and says everything is looking good and it is important to remember to cover the hot tub after use.

Shanna informed owners that the irrigation has had a lot of issues this year we were not aware of. Rowdy has been working hard to get the grass green but we will need to replace several parts of the irrigation system.

The back roofs on A&B will be done this year and using the same roofer that did C&D. Insurance will hopefully not go back up but Holly added a cushion in the budget for typically yearly increases.

Kim informed owners we are updating our Declarations. The board worked hard reviewing the new Decs to make sure they were in line with our community. The current Decs are from 1983, CCIOA went into affect in 1992. This update will bring us compliant with new regulations. Owners will get an email with the new declarations to approve and they will need to provide their mortgage holder as part of the approval process. This information can be put into Appfolio.

#### 8. New Business:

- a. Owners were encouraged to start using Appfolio for work orders and architectural reviews. Owners need to add leases and car tag of renters into appfolio. They should also update their car tags and make sure door codes are currently on record for Rowdy.
- b. Owners were reminded to join the FB group for community updates and items they may want to sell or give away.
- c. Elections to the board: Larry is up for re-election and Gaye is volunteering for the board currently with the open position that was left when Suzy resigned. Both got nominations from the floor and were 2<sup>nd</sup> by several owners and all owners voted to approve.
- d. Bike storage: We need new stickers or a new system to identify owners bikes. Several owners expressed that they would like to have another bike clean out. Emails would go out to owners to claim their bikes and after a set time the rest would be donated. Lots of bikes are old and have flat tires that are stored currently.
- e. Susie requested the Aspens be cut back to preserve the views for buildings E & F. Other owners agreed and it was added to the list of maintenance items.
- f. An owner suggested rubber mats on the metal stairs to cut down on the noise of people walking up and down. Also mentioning they are hard on dogs feet.

- g. Dark Sky initiative was brought up. 2 owners volunteered to get more information and report back to the board. They will be looking into better lighting for the front doors.
- h. Owners wanted information on approved doors as they may want to change theirs along with front windows. Several people are interested in getting new windows and could get a group together to get a discount. No one volunteered to head up the group.

Meeting adjourned 11:25am

Next annual meeting will be July 25, 2026 @ 10am