

**BEARS DEN CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING MINUTES**

Declaration recorded July 18, 2007 Reception #861283

Notice is hereby given that the Annual Meeting of the members of the Bears Den Condominium Homeowners Association will be held as follows:

DATE: Tuesday, November 28th, 2017  
TIME: 4 PM – ANNUAL MEETING  
PLACE: Alpine Bank, 3<sup>rd</sup> Floor, 701 Summit Blvd. Frisco  
TELECONFERENCE #: 515-739-1289 ACCESS CODE: 746848

**Meeting will be held at the Alpine Bank, 3<sup>rd</sup> Floor, 701 Summit Blvd. Frisco, will be held at 4 PM.**

The meeting agenda will include the matters noted below:  
Meeting was called to order at 4:12pm

- Roll Call
  - Board members in attendance: Travis Pullen, via phone Doug Stein, Lance Foster
  - Owners in attendance: Ryan Banker A9, Sarah Boyd B5,
  - Proxies: Kristine Moore B4
  - Quorum reached at 6/21 = 33% - 20% required
- Statement of compliance with procedures for notice of meeting or waiver of notice
- Approval of the [2016 Annual Meeting Minutes](#)
  - A motion was made to approve the minutes as presented, seconded and unanimously approved.
- Review of financials and [proposed budget](#)
- Looking for better value on the Resort Internet service, WPM will contact Comcast for a bid, look at the terms of the contract.
- **A motion was made to approve the budget, seconded, and unanimously approved**
- Report of Officers - there were no specific reports given at this time.
- Election of Officers
  - Lance Foster is not re running for a position
  - Will Bodmer is a nominee, B8, unanimously approved and added to the board.
- Unfinished business
  - Roof repairs
  - Visitor parking light cover needs replacement
  - Noah is working on the garage door opener enclosure

- Trees / Aspens on Granite that are dead, near a no parking sign Ryan will mark them and we can cut them down.
- Sweeping is not enough for the garage needs to get powerwashed, June and November should be scheduled.
- Staircase to be cleaned out and swept out
- Ryan wanted to speak about heat tape, the heat will be plugged into common electricity.
- Gutters need to be linked into the existing gutters, WPM will work with the board HOA and the HOA will pay for the gutter tie in.
- Cleaning can be improved - also touch up paint
- WPM will get the invoice for the sump pumps
- Deed restricted units used to have different dues assessments, this changed which increased the deed restricted unit assessments, the offset of this is that the deed restricted units are full time residents therefore use the utilities, there was discussion on capping the assessments or moving back to a sq footage assessment assignment. Ryan asked how long this would take, this depends on getting the votes back to verify the approval.
- East side of A building, seal caulking - got two screws into it next to the yoga studio near the bike rack - find the work order. Need to get the faucet repaired / shaft
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- New business
  - There is a seal that has failed on the north side visitor parking and is leaking onto the sprinkler pipes, a repair has been tried but did not fix the issue. Sarah Boyd will investigate this further
  - Snow shoveling at 5am, can this be moved until a little later, Travis has a different experience in which they do not snow up, WPM will work with the shoveling team to change the operation of snow shoveling.
- Adjournment
  - The meeting was adjourned at 6pm

## Board meeting

Call to order at 6:02pm

Quorum reached at 100%

3 of the 3 board members are in attendance.

Travis Pullen nominated for President

Will Bodmer nominated for Secretary

Doug Stein nominated for Vice President/Treasurer

All above seconded and unanimously approved.

Adjourned at 6:04pm

