

# Twenty Four

**RECORD OF PROCEEDINGS**  
**Thursday, September 14, 2023 – 9:00 A.M.**

## **MEETING OF MEMBERS** **TWENTY FOUR ASSOCIATION**

**ATTENDANCE** Participating via Zoom: Maureen Callahan, Dan Friedman, John Abrams, Karen Good, Seth Beers, all owners. Representing the new Parcel JJ builds; Erik Cavarra, Jacques Machol, and Haley Carmer. Participating in person were David Finby, Katherine Grice, John Sorenson, Meddi Hogg, Kevin & Tish O’Keefe, Dan & Gail Schmidt, Jill Briggs, and Brian Leasure, Association Manager. Representing the new JJ lot builds, architect Brad Jordan.

### **NEIGHBORHOOD CONDITIONS AND CONCERNS**

- Brad Jordan - Architect spoke about the expectation on 2 new units going in. Developer & attorney were on zoom. Explained that the plan was to combine lots on JJ 6/7 and build one duplex, will be approximately 6,000 sq.ft. With 15’-20’ between buildings now. Same design/appearances as neighborhood, albeit wider now. He mentioned that DRC would like documentation, a letter of approval from the association to support the combination of both lots to build 2 units/1 duplex on the respective lots with an amended plat. Eliminating one lot and one duplex. New developer/owner Jacques Machol, and attorney, Haley Carmer, supported comments about the new construction as well as sharing feedback from the Town of Carbondale. Jared Barnes agreed about merging lots 6 & 7 and amending the plat, along with addressing common wall feedback.
- Comments and concerns began about the design of having a wraparound porch, side patios, and initial designs of having a hot tub on sides. Brad took that into consideration and explained he has since changed those plans to move the hot tubs and concrete pad to rear of home.
- Homeowner O’Keefe was still very concerned about the side patios and the direct noise impact on neighbor, also noted they aren’t customary in this neighborhood. Walls/fence directs noise toward golf course and is not in favor. Also voiced opinion about the upkeep of the hot tubs as a common maintenance, which is not the responsibility of the neighborhood. Hot tubs mentioned may be closer to home but will not have a privacy wall/fence to block sound from side patio and hot tub. Push back from homeowners about privacy and common area maintenance. Brad Jordan is taking all under advisement and understands concern and will include those concerns with DRC.
- Homeowners mentioned they weren’t notified about the proposal from DRC on the new builds regarding decks, hot tubs, and side patios – owners need to take initiative with DRC.
- Talk about issues with Dockers Construction – now with future builds, some not in support and mentioned workmanship is questionable and is a long term liability.

### **MINUTES REVIEW**

- David Finby began by touching on a few points from the previous minutes. The new neighborhood name was voted as “The Fairways”. Owners would like a metal sign with some lighting. No need to change name legally.
- Staining and Decks – Question to change over to Trex, or similar. Extend the life of decks. Concern from owners is the up front capital expense, will get a quote and discuss findings. Look into a quote.
- A Reserve Study was conducted, and David produced a very thorough spreadsheet on hypotheticals moving forward with reserves. Based on current units, it shows 23% under-reserved, a perspective not uncommon to others. A proposed plan for catching up suggesting over the next 3 years of 50% - then steady 5% increase each year thereafter – after 10 years – go to 43% reserved. Increase 20% next year, 2024 – 2025 to 20% - 2026 10% then 5% respectively. Trying not to assess is the goal. David is working on different scenarios and will email out to all homeowners on the best option to get reserves up.

### **BUDGET REVIEW**

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- Currently the association is over budget. Below is a list of what was budgeted vs actuals.
  - Landscaping – Budgeted \$47,100 - \$58k and not complete for year yet.
    - Additional Mulch - \$4,500
    - Entrance Flowers – Not Budgeted – Actual \$3k
    - Building 1 Tree Replacement - \$3300
  - Tree Spraying – Budgeted \$1k – Actual \$3800
  - Building Staining – Budgeted \$16k – Actual \$30k (added one building)
  - Roofing – Budgeted \$3k – Actual \$38,668 (extended the life of roofs)
  - Irrigation – Budgeted \$3k – Actual \$3700
  - Snow removal – Budgeted \$3k – Actual \$4400 (initial big snow year)
  - Reserve Study - \$4k

Discussion about landscaping and mulch. Opinions ranging from weeding your own gardens and adding more mulch personally. Expectations are higher in the neighborhood and will be more labor intensive with 2 sides of fences. Get another bid for 2024 and make decision at annual meeting.

- Business Commercial/Liability Insurance – American Family has canceled our policy which has led to a new policy with a much higher premium. Now with Mountain West. Budgeted \$17,500 – Actual now is \$37k

## NEW BUSINESS

- After meeting with David, Destination Holdings mentioned they would like to step away from managing the association. Silver Mountain currently oversees both The Boundary and Crystal Bluffs Loop, and he is waiting for the proposal/pricing. David went over the differences between the 2 regarding markups and charges. Brian wanted the homeowners to be aware of all their options when managing their association.
- David proposed to start meeting quarterly. With expenses going up, everyone stays more up to date. Everyone agreed and was supportive.

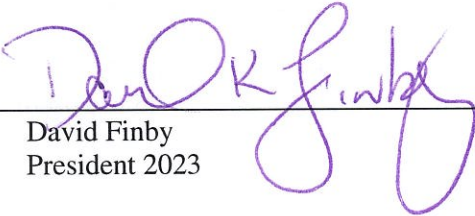
## ELECTION OF DIRECTORS

- Worth mentioning.... 2 positions are up for election : Director Randy Rice – Expires 2023 (will continue to serve) and Dan Friedman has asked to step down as his role as Treasurer.
  - 2023 Board of Directors
    - President, David Finby – Expires 2025
    - Vice-President, Katherine Grice – Expires 2024
    - Dan Friedman-Treasurer only – stepping down
    - Director Seth Beers – Expires 2024
    - Director Randy Rice – Expires 2023
    - Director Kevin O'Keefe – Expires 2025

**ADJOURNMENT** there being no further business to come before the Board the meeting was adjourned.

Respectfully submitted,  
Aimee Luther  
Office Manager

THE TWENTY FOUR ASSOCIATION

  
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David Finby  
President 2023