

Silverado II HOA Board Meeting

February 11, 2012

Present: Greg Byrd, Jamey Heary, Gene Culwell, Karl Hagman and General Manager Brad McClain

Meeting was called to order at 1:00 PM

Employees Christy Potter, Mike Potter, Bradley Anderson and Amy Yoder introduced themselves to the board.

Karl Vogelbacher of the Hideaway Bistro introduced himself to the board and summarized the Bistro concept and his experience since opening in December. Signage for the Bistro was discussed with Karl requesting better signage in garages and hallway to guide diners once they have found the building.

Brad showed the final video produced by Lenzworks for RCI's website. We can also have copies for our website or other use.

Karl H. asked employees about housekeeping/maintenance/guest service issues in recent past or foreseeable future. Maintenance is properly maintaining the fire sprinkler system. The most common complaint is the internet service in the rooms.

Jamey gave an update on the internet system. A space test revealed the current access points are all on the same spectrum and it's the same spectrum as neighboring properties. We don't have the password to edit the access points and need to replace the ten year old system. Jamey has donated a new system. Having maintenance set up the physical part of new system and then hiring a wireless expert for placement of access points only if necessary was discussed. Brad will research cost of wireless expert.

Christy updated the board on status of brochure order for property. The brochure would promote the Event Center and be used for Chamber events.

Karl motioned to accept November 11, 2011 board meeting minutes with revisions. Greg seconded the motion and it was approved.

December 31, 2011 Budget to Actual reports were discussed. Amy will look into why SHO Telephone, Elevator Contract, Building Insurance and Worker's Comp Insurance are high.

Jamey motioned to create a Budget Subcommittee made up of co-chairs Gene Culwell and Karl Hagman and member Diana Catanzarite. Diana had agreed to be on a Budget Subcommittee prior to the meeting. Greg seconded the motion and it passed.

Karl proposed as a matter of discussion that the Budget Subcommittee have the 2012-2013 budgets ready for the next quarterly board meeting with the Tavern accounts rolled into SHO.

Carolyn Bailey, interior decorator and owner of Nest Artistic Home in Winter Park, made a presentation of color palettes for the outside of the buildings. It was discussed that a choice needs to be made at the next quarterly board meeting. Carolyn is happy to meet with the painter.

Gene passed out a quote for new exit doors in the catwalks needed per fire regulations. Whether these doors would be ADA compliant was discussed. The feasibility of using regular doors to defray cost since these doors are not used much was discussed. Wear and damage may be an issue with regular doors.

ADA regulations regarding the pool and hot tubs were discussed including a pool lift. Brad will research the cost of having an ADA specialist assess what we need. Karl said the specialist for another timeshare property said the property needs to have a plan in place by March 15, 2012 but not necessarily have the plan completed.

Preliminary meeting dates were set. The next quarterly board meeting will be the week of May 19th in Denver. The next annual homeowner meeting will be September 29, 2012.

Karl moved to adjourn the meeting. Greg seconded and the motion was approved. The meeting adjourned at 3:50 PM.