

RECORD OF PROCEEDINGS

FIVETREES HOMEOWNERS ASSOCIATION

Held: 5:30 pm on November 24, 2008 at 0133 Prospector Road, Suite 4210,
Aspen Highlands Village, Aspen, Colorado

A meeting of the Executive Board of the FiveTrees Homeowners Association, in the County of Pitkin, State of Colorado, was called to order by Dir. Stark at 5:40 pm. It was determined that there was a quorum of Directors present. The following people were present:

Jim Stark, President
David Parker, Vice President
Jerome Meister, Secretary
Travis Moore, Director

Gary L. Beach, Manager
Heather Gosda, Administrator / Recording Secretary

Approval of Agenda Dir. Parker moved, and Dir. Moore seconded, to approve the November 24, 2008 agenda as presented. The motion passed unanimously by voice vote.

Approval of Minutes Dir. Parker moved, and Dir. Stark seconded, to approve the minutes from the November 7, 2007 Executive Board meeting as presented. The motion passed unanimously by voice vote.

Approval of Resolution 2008-1
For Revenue Ruling
70-604

Mr. Beach provided a brief overview of the IRS required Resolution, whereby the Association will be taxed if it does not apply the current year's operational surplus funds to the following: (a) lower membership assessments for the following year; (b) refund it to the membership; or (c) apply it to a reserve account. Management is proposing to use the carryforward to lower membership assessments in 2009.

Motion Dir. Parker moved, and Dir. Moore seconded, to approve Resolution 2008-1 for Revenue Ruling 70-604. The motion passed unanimously by voice vote. Director Stark signed the Resolution with Dir. Parker attesting to it.

Review of
2009 Budget

The Board reviewed the budget, and management explained that the 2009 monthly assessment for free-market homes is proposed to remain the same as 2008, at \$15 per month. The 2009 monthly assessment for deed-restricted homes will reduce from \$26 per

month in 2008 to \$20 per month in 2009. The capital reserves will be fully funded by 2013, Mr. Beach reported. Overall, the budgeted administrative expenses are proposed to decrease slightly in 2009, from \$16,202 in 2008 to \$15,753, with slight increases in management, accounting, and insurance. Regarding Community Housing expenses, management is proposing to fund crack sealing of four driveways in 2009, with a budget amount of \$1500 from driveway reserves. Both the roof replacement and driveway reserves will be funded at the same level in 2009 (\$2000 & \$1500, respectively). No capital expenditures are proposed in 2009 other than the driveway maintenance.

- Motion Dir. Parker moved to approve the proposed 2009 budget as presented. Dir. Stark seconded the motion and it passed unanimously by voice vote.
- Manager's Report Mr. Beach stated he had nothing to report regarding management. The Association has been running smoothly and quietly this year.
- New Business Various items were raised for discussion, primarily related to FiveTrees Metro District matters. These included the sidewalk issue, solar lighting along Moore Drive, lighting of the mailbox area, various design review board issues, the SkiCo's practice of driving up the ski trail to work on snowmaking equipment, and maintenance of the hiking trail behind the Ferrara home. The Board briefly discussed these items, but no action was taken due to the items belonging to the purview of the Metro District.
- Mr. Beach stated that the Highlands slopes are scheduled to open on Saturday, December 13, 2008.
- Annual HOA Meeting The annual meeting for the FiveTrees Homeowners Association is set for Tuesday, December 16, 2008, at 5:30 p.m., at Aspen Valley Ski Club.
- Adjournment Upon motion made by Dir. Parker and seconded by Dir. Stark, the FiveTrees Homeowners Association board meeting was adjourned at 6:25 p.m.

Gary L. Beach, Manager

(Seal)

Date _____