

Peak 8 Village Homeowners Association
Makeup 2025 Annual Meeting Minutes
February 10,2026

Meeting Details

- **Association:** Peak 8 Village Homeowners Association
 - **Meeting Type:** Rescheduled Annual Meeting
 - **Date:** February 10, 2026
 - **Time:** 6pm MST
 - **Location:** Virtual Meeting (Microsoft Teams Meeting)
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Attendance

Board Members Present:

- Todd Clark (E35)
- Tom Tunner (B5 and C14)
- Robert Johnson (C20)
- John Mavis (D29 and D31, half owner)
- Bud Gerathy (D29 and D31, half owner)
- Jim Rix (E40)

Board Members Absent:

- None

Staff Present:

- Jake Booth (Maintenance)

Homeowners/Guests Present: 20 units represented

- Marita and Rich Ludwigson (B9)
- Brett Steinbach (B12)
- Hume Ferno (B6)
- John Wetters (E36)
- Katie Cameron (B11, B8)
- Brenner Hall (E42)

- Scott Ryder (D24)
- Tom Dashbock and Kathy Dashbock (A2)
- Tiffany Merck (C17)
- Kayla Michaela Castle (E38)
- Mark Glassman (C21)

Proxies:

- Missy Burmeister
 - Leanne received no proxies
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Call to Order

The meeting was called to order by John Mavis at 6:05pm.

Approval of Previous Minutes

Motion: To dispense with approving the 2024 meeting minutes.

- **Made by:** John Mavis
 - **Seconded by:** Todd Clark
 - **Vote:** No objections, all in Favor
 - **Action:** John Mavis to arrange for 2024 minutes to be posted to the website.
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Financial Report

Current Financial Position:

- Savings Account: \$96,121
- Checking Account: \$48,216
- Assessment Collection: \$126,000 of \$215,000 total (58% collected)
- Transferred \$40,000 from Checking to Saving this week i.e. operating to reserve.

Budget Items Reviewed:

- Maintenance employee salary and seasonal snow removal contractor fees (\$750/month for six winter months)
- Cable TV services: \$29,005 annually (\$55 per unit per month).
- Water analysis services: Over \$10,000 annually through M&M Consulting

- Tax preparation services costs \$1,350. Looking to transition to new Tax Prep provider who quoted approximately \$400 annually

Motion: To approve transition to new tax preparation provider at reduced cost.

- **Made by:** John Mavis
 - **Seconded by:** Todd Clark
 - **Vote:** Approved
 - **Action:** John Mavis to coordinate with bookkeeper Leanne for transition
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Capital Improvements and Maintenance Report

Completed Projects:

- Major roofing projects on Buildings B, C, and E completed

Upcoming Capital Projects:

- Building D roof replacement: Estimated \$40,000, needed within five years (roof is 10 years old)
- Deck and walkway repairs on Buildings B, C, and D scheduled for next summer (engineering and architectural drawings required)
- Water holding tank replacement for Building B: Estimated \$6,000 (tank in poor condition with exposed wiring)
- Dark Sky compliance: Replacement of 13 spotlights by March deadline

Action Items:

- John Mavis to obtain engineered drawings for deck and walkway repairs
 - Jake Booth and John Mavis to obtain estimates for water tank replacement
 - Jake Booth to provide photos and facility condition reports
 - Brett Steinbach to assist with gathering data for cable and construction.
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Vendor and Service Provider Review

Waste Management Services:

- **Action:** Board to request competitive quotes from Timberline Trash and Summit to negotiate with current provider for better rates.

Cable and Internet Services:

- Current cost: \$29,005 annually

- Board reviewing alternatives including Allo fiber service at \$40/month with five-year commitment, turning over cable service to owners, or keeping current plan.
- **Action:** John Mavis to contact Comcast representative regarding contract and alternative pricing
- **Action:** Todd Clark to assist in gathering market pricing on internet and cable providers
- **Action:** Brett Steinbach to provide contacts for local internet providers
Action: Survey homeowners regarding cable/Internet preferences before making provider changes. Board to draft and distribute owner survey once pricing data secured.

Water Analysis Services:

- **Action:** John Mavis to investigate cost and options to perform water analysis in-house (potential savings from current \$10,000+ annual cost)
 - Per homeowner discussion self-certification is not allowed.
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Governance and Compliance

Board Composition:

- Current board operates with six members under bylaws allowing up to seven members without election when vacancies arise
- HOA officers elected internally by Board.

CCIOA Compliance:

- Association documents updated in 2014-15; new House Bill from mid-2025 requires updates related to dues collection processes
- **Motion:** To schedule professional legal review of governing documents when financially feasible.
 - **Made by:** John Mavis
 - **Seconded by:** [Not specified]
 - **Vote:** Approved
 - **Action:** John Mavis to coordinate review with local attorney

Bylaws Review:

- Discussion held regarding potential restructuring of dues assessment based on unit size

- Board to maintain better documentation for deviations from bylaws and formalize changes through proper votes
 - **Action:** Board to support legal compliance review and discuss scheduling of meetings consistent with bylaws
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Communications and Owner Relations

Improvements to Communication:

- **Motion:** To allow AI-assistant in meeting to help with meeting notes with publication target of one to two weeks post-meeting.
 - **Made by:** [Not specified]
 - **Seconded by:** [Not specified]
 - **Vote:** Approved
 - **Action:** Todd Clark to assist with roll call and note-taking IT during meeting
- **Action:** John Mavis to issue quarterly newsletter by early April covering projects, finances, and upcoming meetings
- **Action:** Leanne to post approved budgets and meeting agendas promptly on Association website

Website Updates:

- Board working to improve document accessibility and responsiveness to owner requests
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Homeowner Forum

Homeowners provided input on service provider transitions, particularly regarding cable and internet services. Members shared experiences with alternative providers and cost savings opportunities.

Privacy concerns regarding email communications were discussed. John Mavis advised blind copy (BCC) for public communications practices to support email privacy

Next Meeting

Motion: To schedule next quarterly meeting in early May.

- **Made by:** John Mavis

- **Seconded by:** Todd Clark
 - **Vote:** Approved
 - **Action:** John Mavis to communicate meeting date to owners with proper notice
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Adjournment

Motion: To adjourn the meeting.

- **Made by:** John Mavis
 - **Seconded by:** Todd Clark
 - **Vote:** Approved
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Minutes Prepared by: Todd Clark

Minutes Approved: [Pending approval at next board meeting]

These minutes are a summary of the discussions and actions taken at the meeting and are subject to approval at the next regularly scheduled board meeting.