I. Call to Order
The meeting was called to order at 10:00 AM. Board members Forrest Scruggs, Scott Roper, Brian Donalson, Ken Lehman, Walt Spring, Julie Hummel and Jeanne Berggren attended via Zoom. Kevin Lovett and Peter Schutz attended on behalf of Summit Resort Group.

II. Owners Forum
Notice of the Board meeting was posted to the website. There were no Owners, other than Board members, present.

III. Approval of Meeting Minutes from the August 7, 2020 Board Meeting
Julie moved to approve the minutes from the August 7, 2020 Board meeting. Jeanne seconds and the motion carried.

IV. Financials
August 31, 2020 Close financials
August 31, 2020 close financials report:
    $2,788 in Operating
    $48,942 in reserves
The P & L vs budget reports $123,634 of actual expenditures vs $129,333 of budgeted expenditures resulting in a year to date expense "underage" of $5,699. It was noted that $2160 of the "underage" is due to pending reserve contributions. Areas of significant expense variance were reviewed.

Budget 2021
The Board and Management reviewed the draft 2021 Budget. The draft budget includes a 2.7% revenue increase to cover anticipated expense increases. Individual revenue and expense line items were discussed. The "Insurance" line item was discussed; it was noted that a firm is preparing an insurance coverage building valuation to ensure the covered building value is adequate. This valuation may affect the insurance premium which would affect the insurance budget line item. Upon discussion, the Board agreed to revisit the 2021 budget at the November 10, 2020 Board of Directors meeting. Once the budget is finalized, it will be distributed to the Owners and the Budget ratification meeting will be scheduled.

V. Actions Via Email
The following actions via email were reviewed:
    9-29-20 Insurance, Building Valuation – approved to proceed
    9-14-20 Letter to TOD re opposition to marijuana lounge – approved to send
    9-14-20 Letter to TD re removal of stop signs at Labonte and Lodgepole – approved to send
    8-28-20 Unit 112, boiler room pipe insulation – approved to proceed at unit 112 owners' expense
    8-20-20 Unit 211 remodel request – approved

8-17-20 Officer appointments – approved
Upon review, Walt moved to ratify, Jeanne seconds and the motion passed.

VI. **Old Business**

A. Signage installations; It was noted that new signage for grills (usage) and luggage carts (please return carts here) has been installed. Upon discussion it was agreed to install additional signage on the 3rd, 2nd and 1st floors near the elevator informing residents to return luggage cart to the ground floor and place outside elevator.

B. House rules short list postings; It was noted that the house rules short list has been laminated and placed on refrigerators in units.

C. New grill brushes have been purchased.

D. Touch up painting; Various touch up painting projects have been completed around the building. The parking lot side brown wood post bottom painting will also be completed.

E. Tree trim; The aspen trees on the north end of the building will be trimmed.

F. Irrigation blow out; The irrigation blow out has been completed.

G. Snowplow service 2020-21; It was noted that Hilco has been secured to provide snowplow services for the upcoming season.

VII. **New Business**

A. Unit Front Door Locks; The Board discussed the usage of electronic locks on individual unit front doors. Upon discussion, the Board agreed that Owners on an individual basis could install electronic punch code locks; all electronic punch code locks must have a "brass key" override to ensure access in the event of electronic/ battery failure. Owners are required to provide SRG with a copy of the brass key to the unit. Additionally, the locks must be keyed to the HOA master key system.

VIII. **Next Board Meeting Date**

The next Board of Directors Meeting will be held November 10, 2020 at 2:00 pm.

IX. **Adjournment**

At 10:47 am the meeting was adjourned.

Approved:_____11-10-20_____