

**BAY CLUB BOARD OF DIRECTORS MEETING**  
**January 6, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 3:04 pm via Zoom.

Board members in attendance were:

Janis Taylor  
Kelly Schaller  
Karlyn Vasan  
Randy Beeson

Representing Summit Resort Group was Deb Borel.

**II. OWNERS FORUM**

Notice of the meeting was posted on the website.

**III. APPROVE PREVIOUS MEETING MINUTES**

Kelly moved to approve the minutes of the September 29, 2022 Board Meeting. Karlyn seconded, and the motion carried.

**IV. FINANCIALS**

A. Randy reported on the financials as of November 30, 2022 close as follows:

- a. November 2022 close financials reports that the HOA has \$35,843.20 in Operating cash and \$68,966.22 in available Reserve cash. There is a small balance of \$95.36 with Edward Jones.
- b. As of the November 2022 close, the HOA was \$1,574.25 under budget in operating expenses.
- c. The Board discussed the major areas of variances.
- d. Randy made the following comments:
  - i. Randy disagrees with the board's decision to place the funds that were once collected for roof reserves into Operating.
  - ii. He suggested reclassing the three roof leak interior repairs into reserves.
  - iii. Randy made a motion to reclass \$8,982 (the cost of the interior repairs) from the general building maintenance Operating account to Reserves. Kelly seconded, and the motion carried.
  - iv. Randy made a motion to transfer \$8,751 from Operating to Reserves to make up for what has not been transferred since September and going forward that that amount be placed into Reserves instead of keeping it in Operating. Kelly seconded, and the motion carried.
- e. Randy and Deb will discuss options for balance sheet reports for future meeting packets.
- f. Edward Jones will be asked to provide CD rates.

**V. MANAGING AGENTS REPORT**

**A. Completed Items**

- Parking signs have been placed in the fire lane. Additional ones will be added in the spring.
- Ice melt buckets were placed at all stairwells
- Snow stakes have been placed
- Timberline Disposal is now trash removal service as of January 1, 2023
- Backflow testing complete
- Interior repairs completed in unit 111 due to main leak
- Interior repairs to unit 204 due to roof leak (prior to replacement)
- Garage painting complete in unit 116
- Called Denver Water Board regarding the homeless that were living on their property. They were also asked to place no camping signs for next summer.

**B. Pending Items**

- Concreting lifting for stairwells will take place in the spring. Contract has been signed and deposit made, but ground froze before work could be completed.
- Tree trimming will take place in the spring. This is only to cut trees off the building. Owner requests will not be considered.

**C. Report Items**

- No new items to report.

**VI. MOTIONS VIA EMAIL**

Janis made a motion to ratify the following action that was made via email since the last meeting:

- i. 10/08/2022 – approval to repair concrete pads (this will be done in the spring)
- ii. 10/10/2022 – approval for unit 116 to install vehicle charging station
- iii. 11/05/2022 – 2021-2022 tax returns approved and SRG to sign
- iv. 11/09/2022 – Randy Beeson appointed to the board
- v. 12/02/2022 – approval not to make exceptions to the dog rule

Kelly seconded, and the motion carried.

**VII. OLD BUSINESS**

- A. There was no Old Business to discuss.

**VIII. NEW BUSINESS**

**A. 2023 Disclosures**

- a. HB1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- b. 2023 Disclosure – it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA’s website.

- B. Rules and Regulations changed to match Declaration – The board reviewed the current rules regarding pets. They agreed that the rules would remain the same.
- C. Re-Key of the Master Key System – Deb will obtain the bid from the locksmith for the master set up as well as the cost to add coded locks if the owner would like to do so.
- D. Ice buildup is taking place on the south side. This is worse than it has been in the past. SRG will monitor and keep ice melt on it when necessary.

**IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held on March 15, 2023 at 3:00 pm via Zoom.

**X. ADJOURNMENT**

With no further business, at 3:53 pm, a motion was made and seconded to adjourn.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature