

**BAY CLUB BOARD OF DIRECTORS MEETING**  
**March 15, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 3:01 pm.

Board members in attendance were:

Janis Taylor  
Kelly Schaller  
Karlyn Vasan  
Becky Foley  
Randy Beeson

Representing Summit Resort Group was Deb Borel.

**II. OWNERS FORUM**

Notice of the meeting was posted on the website. No Owners, other than board members, were present.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes from the January 6, 2023 Board Meeting were approved via email and the approval will be ratified under agenda item VI.

**IV. FINANCIALS**

A. Deb reported on the financials as of January 31, 2023 close as follows:

- a. January 2023 close financials reports that the HOA has \$32,236.83 in Operating cash and \$82,849 in available Reserve cash.
- b. Two CD's have been purchased from Edward Jones and the balances will be reflected in the February financials.
- c. As of the January 2023 close, the HOA was \$2,382.91 over budget in operating expenses.
- d. The Board discussed the major areas of variances.

B. Capital Plan Items for 2023

- a. Hot Tub Cover - \$750 Allocated
- b. Insurance Deductible - \$5,000 allocated
- c. Stair Base Leveling - \$2,365 allocated (contract signed)
- d. Dryer Vent Cleaning - \$3,360
- e. APeak Asphalt has been asked to provide a bid and plan for asphalt next year.
- f. SRG will prepare a spreadsheet with budget numbers for Utilities, Management Fees and Insurance for the last 4 fiscal years, or as long as electronic copies have been kept.
- g. The heat tape thermostats will be re-set to electrician recommendations.
- h. Extension cord plugged in outside unit 106. SRG will determine what it is for and remove it if necessary.

- C. 2023-24 Budget Review and Approval – Randy reviewed the 2023-24 proposed budget in detail with the board. After review, Kelly made a motion to approve the budget as presented. Janis seconded, and the motion carried. This information will be placed in the Annual Meeting Notice before sending to owners.

## **V. MANAGING AGENTS REPORT**

### **A. Completed Items**

- a. Reclassed items from Operating to Reserves, as requested
- b. Transferred the roof replacement reserve account designated money into regular reserves, as requested
- c. Emailed the board a link to the CD rates

### **B. Pending Items**

- a. Concrete lifting for stairwells will take place in the spring.
- b. Tree trimming will take place in the spring. This is only to cut trees of the buildings. No owner requests will be considered
- c. Additional fire lane signs will be placed in the spring – this will not be done

### **C. Report Items**

- a. The HOA was not billed for heat tape work for the 110 building and the drywells. The cost is \$4,750.
- b. Craig Kinney has asked that I send an email to owners in the 112 building asking if they want to get a furnace replacement this year. The board has approved this email to be sent. Owners will be reminded that completing an ARC request form will be required.

## **VI. MOTIONS VIA EMAIL**

- Janis made a motion to ratify the following actions that were made via email since the last meeting:
  - 01/12/2023 – Approval of minutes from January 6, 2023
  - 01/13/2023 – Approval of remodel request for unit 103
- Kelly seconded, and the motion carried.

## **VII. OLD BUSINESS**

- A. There was no Old Business to discuss

## **VIII. NEW BUSINESS**

- A. 2023 Annual Meeting Notice Review – this is approved with details added to the cover letter as well as the budget included.
- B. Re-Key of Master Key System – This has been tabled for further information as follows:
  - a. Cost for only entry door locks
  - b. Cost for other locks (storage closet by entry door, storage closet on deck and storage closet in garage) if an owner decides they would like to have these done.
  - c. Cost in case owners would like a keypad lock installed while locksmith is changing the keys. Locksmith will recommend the lock to use and he would install it.

- C. Dryer Vent Cleaning – the board agreed that this would be done in the spring or early summer.
- D. Insurance Renewal – The board reviewed the Farmers proposal for 2023-2024 insurance renewal. Farmers is providing a bid to increase square footage to \$300/sf. Janis made a motion to approve the proposal as presented, increasing the square footage price to \$300 per. Randy seconded, and the motion carried.
- E. Weed and Tree Spray – The board reviewed a bid for weed and tree spraying from Ascent Tree and Turf. Janis made a motion to hire Ascent to perform these services this summer. Randy seconded, and the motion carried.
- F. Landscaping – BobbyCat will provide landscaping services at a time/materials cost.
- G. The board discussed the request by an owner to park a skidoo in his truck bed and leave it parked outside. After discussion, the board does not approve this request.

**IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held on Saturday, April 22, 2023 at 9:00 am via Zoom. There will also be a brief Zoom meeting following the annual meeting to elect officers.

**X. ADJOURNMENT**

With no further business, at 4:25 pm, a motion was made and seconded to adjourn.

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