

BAY CLUB BOARD OF DIRECTORS MEETING
July 11, 2024

I. CALL TO ORDER

The meeting was called to order at 9:01 am at the office of Summit Resort Group

Board members in attendance were:

Janis Taylor
Kelly Schaller
Karlyn Vasan
Craig Kinney
Randy Beeson

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

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 board reviewed the minutes from the April 17, 2024 Board Meetings. Kelly made a motion to approve the minutes as presented. Randy seconded, and the motion carried.

IV. FINANCIALS

A. The Bay Club Fiscal year is April 1 through March 31.

B. Randy reported on the financials as of May 31, 2024 close as follows:

- a. May 2024 close financials reports that the HOA has \$37,034.41 in Operating cash and \$31,820.45 in available Reserve cash.
- b. The four Edward Jones CD's have a combined balance of \$123,902.91.
- c. As of the May 2024 close, the HOA was \$3,819.28 better than budget in operating expenses.
- d. The Board discussed the major areas of variances.

C. CD Discussion – Two CD's, one for approximately \$31,000 and the other for approximately \$30,000 are coming due soon. Randy's recommendation is to roll one over for three months and the other for 6 months. This will be discussed after the expense items are discussed.

V. MANAGING AGENTS REPORT

A. Completed / Pending / Report Items

- a. Weed spraying in the rocks is complete (these are not completely done, so Mike will be asked to complete the spraying)
- b. Tree/bush trimming is complete
- c. Lake side stairs and stairs to units is on DR Custom for painting. This bid will be discussed under New Business.
- d. Two hot tub area chairs have been disposed of

- e. Roger from Summit Hot Tubs will complete an annual inspection of the hot tub
- f. The hot tub gate hinge has been adjusted and is now automatically closing – spring still does not work properly. Someone will be hired to adjust it correctly.
- g. Gutter leak has been repaired
- h. Monthly security checks continue for those units that have signed up
- i. Replaced interior fire alarm horns in units 112, 115 and 116

VI. MOTIONS VIA EMAIL

- Janis made a motion to ratify the following actions that were made via email since the last meeting:
 - A. 04/06/2024 – Approval of annual meeting packet 2023
 - B. 04/23/2024 – Approval for unit 113 to install EV charger in his garage
 - C. 04/23/2024 – Approval of post annual meeting mailer
 - D. 05/02/2024 – Approval to renew one expiring CD, rounding it up, and obtaining another CD for \$30,000.
 - E. 05/02/2024 – Approval to send email to owners regarding potential insurance changesCraig seconded, and the motion carried.

VII. OLD BUSINESS

- A. Universal Recycling – this will be the topic of discussion at the annual meeting under Owner Education. Options will be considered as the deadline approaches. SRG will obtain a cost to add doors and taller walls to the dumpster enclosures. Deb will ask Timberline if they can provide recycle dumpsters with locks.
- B. Heat Tape Inventory and Recommendations – the report that Leo provided is not an inventory of what is currently on the buildings as requested. This winter, photos will be taken of non-working heat tape and it will be repaired/replaced as needed. The heat tape above unit 202 on the south side will not be connected this winter. If snow and ice build up occurs, the heat tape will be turned on. The lifespan of heat tape is 5-7 years.

VIII. NEW BUSINESS

- A. Asphalt Repair Bid – the board reviewed a bid from Apeak Asphalt for repairs and crack filling. The following comments were made:
 - a. Randy made a motion to approve option B of the bid: Asphalt Skin Patches – 17 locations – place and compact new asphalt. Craig seconded, and the motion carried.
 - b. SRG will try and determine what company provides crack fill services for Summit County.
 - c. SRG will obtain a bid from Jet Black and an updated bid from Apeak for crack fill.
- B. Insurance Renewal 2025 – beginning in April 2025 with our insurance renewal, grills will no longer be allowed on unit decks. An email will be sent to owners informing of them of the new insurance requirements. All grills must be removed by February 1 for inspection by SRG. Owners will be reminded that grills may not be placed in the dumpster. Randy made a motion to not owners to store grills in their garage. Karlyn

- seconded, and the motion carried. Owners will be told in the email that some grills have conversion kits available to change from gas to electric.
- C. Upper Deck Repair Discussion – Craig explained the drainage issues that are taking place on some upper decks. In order to investigate the issue, it will be necessary to pull the trim and fascia boards from the patio ceiling of the unit below. Craig made a motion to authorize Leo to remove the trim and fascia board from the patio ceiling of the deck below of the unit that is in the worst condition. Randy seconded, and the motion carried. Craig and Bill (unit 207) will be present with Leo when he does the work.
 - D. Stairs to Unit Material Discussion – this will be tabled until a later meeting.
 - E. Concrete – next summer, the board will discuss concrete repairs on the walkway that leads to the hot tub. This expense will be placed in the budget for 2025-26.
 - F. Water Cops – Devices are available that can be placed in units that monitor water usage and moisture in the unit.
 - G. Paver Path Between Bay Club and Grand Hotel – Craig will replace 12 of the pavers that are broken.
 - H. There are two Scrub Trees at Grand Hotel Corner. The board will leave them in place.
 - I. Bid for Adding Rocks – the board discussed a bid from BobbyCat to add rocks to the rock beds around the buildings. Randy made a motion to approve the bid as presented. Craig seconded, and the motion carried.
 - J. North and South Side Irrigation - (located by The Pointe at Lake Dillon and Mountain Meadow Condos) – Greenscapes reported that the HOA could turn off 5 irrigation zones (you have 18 total) by not watering the common area strips on the N and S side of the buildings. The board agreed that the irrigation will be turned off in those areas and the landscape conditions monitored. Greenscapes will be asked to replace the controllers with battery operated ones.
 - K. Painting – The board reviewed a bid from DR Custom to stain the stair treads in the basin and to units. The stairs that have not been painted in the past will not be done. The board approved the bid as presented. The contractor will be asked to place grit in the unit paint on the stairs to provide better traction.
 - L. New Legislation Requirements
 - i. Housing Use Restrictions – HOA's or Municipal Entities may no longer enforce occupancy restrictions that are not based on health and/or safety.
 - ii. Collection Policy – the policy has changed and all HOA's must have an attorney update it. The cost is \$235. The board approved this expense.
 - iii. Operation of a Home-Based Business – The HOA cannot prohibit a business from being conducted in the home. HOA's can regulate parking, aesthetics of the home and prohibit signage.
 - iv. Non-Functional Turf – If grass dies or is removed, it must be replaced with artificial turf. Applies to municipal entities and Associations.
 - v. Corporate Transparency Act – Before December 31, 2024, all board members must be registered with FCEN (Financial Crimes Enforcement Network). Hefty fines will be assessed as well as prison time for non-compliance. A Bylaw amendment is necessary to require registration within 30 days of being elected to the board or the new member will automatically be dismissed. The cost of amendment is \$495. There is

talk of mandatory board education beginning in 2026, but nothing has passed. The board approved the bylaw amendment. The person who is responsible for registering the HOA and monitoring compliance will be determined at the next board meeting.

M. SRG Line of Communication

- a. Board member should call Deb
- b. Deb will contact the site manager directly
- c. Please do not give orders directly to site managers
- d. Kevin is also a great contact if Deb is out of town

N. The board pointed out some items that were not being done by the site manager. These items will be addressed. SRG noted that the feedback is appreciated.

O. The owner of 208 requested to install a Ring camera at his entrance. This request was approved.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on October 24, 2024 at 3:00 pm via Zoom. September financials will be given to Randy the day before the meeting.

X. ADJOURNMENT

With no further business, at 10:48 am, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature