

BAY CLUB BOARD OF DIRECTORS MEETING
August 5, 2025

I. CALL TO ORDER

The meeting was called to order at 9:30 am via Zoom

Board members in attendance were:

Janis Taylor
Darlene Oordt
Craig Kinney
Randy Beeson

Representing Summit Resort Group were Deb Borel and Armani Zangari.

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 18, 2025 Board Meetings. Craig made a motion to approve the minutes as presented. Janis 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 June 30, 2025 close as follows:

- a. June 2025 close financials reports show that the HOA has \$40,116,040 in Operating cash and \$10,818.12 in reserves. There is a total of \$59,650.38 with Edward Jones
- b. The Board discussed the major areas of variance.

V. MOTIONS VIA EMAIL

- Randy made a motion to ratify the following actions that were made via email since the last meeting:
 - 04/22/2025 – Approval to send Post Annual Meeting Mailer to owners
 - 04/24/2025 – Approval to cash in CD
 - 05/01/2025 – Approval to proceed with fire sprinkler repairs
 - 05/19/2025 – Approval to pay Leo's invoices for deck repairs
 - 05/20/2025 – Approval for unit 113 to install flooring
 - 05/24/2025 – Approval to replace hot tub pump and complete other hot tub maintenance
 - 07/02/2025 – Approval of 2024-25 tax returns
 - 07/13/2025 – Approval to place rock pending bid
 - 07/23/2025 – Approval to appoint Darlene Oordt to the Board to replace Kelly
- Craig seconded, and the motion carried.

VI. OLD BUSINESS

- A. Decks – decks are in good condition. They will be evaluated annually and replaced as needed.
- B. Comcast Install – This will take place on the week of September 22, 2025. Deb or another SRG representative will accompany Comcast into units for the upgrade.
- C. Water Heater Replacement – The board reviewed a letter from an owner regarding the requirement to replace water heaters every 10 years. Due to time constraints, this topic will be discussed at a later meeting.

VII. NEW BUSINESS

- A. Required Policies – After reviewing the Collection and Phone Email policy, Randy made a motion to approve the policies as presented. Craig seconded, and the motion carried.
- B. Asphalt – The board reviewed an asphalt proposal from APeak Asphalt for driveway repair, back wall repair and crack fill/seal coat. Craig made a motion to approve the crack fill/seal coat bid only. Darlene seconded, and the motion carried.
- C. Keys – Deb proposed purchasing lockboxes to be placed on each building to hold the keys to each unit. The board agreed to the expense.
- D. Signs
 - a. Bay Club Sign – The Sign Shoppe has asked that Bay Club pay for the sign replacement. They do not like working with third parties for payment. Leo will reimburse Bay Club for the cost. Randy made a motion to place the sign vertically on rock and the remove the poles at a cost not to exceed \$500. Craig seconded, and the motion carried.
 - b. Cul-de-sac Sign – when you enter Bay Club there are signs on both sides of the entrance and one empty post on right side. Craig will move one of signs from the retention pit sign and place it on the empty post.
 - c. Towing Signs – Craig will move signs as needed.
 - d. Broken Sign – Craig and TJ will fix the broken sign next to Virgil's path.
- E. Touch Up Painting – this will likely take place the last week of August.
- F. Landscaping
 - a. Rocks in Basin – BobbyCat will be hired to place 4–6-inch rocks in the basin to cover the black plastic. This will be completed at a cost between \$1,500 to \$2,000.
 - b. Springtime Planting not to exceed \$500 – Mary Kinney and Judy Palmer want to transplant some items into the basin. Craig made a motion to approve the request. Randy seconded, and the motion carried.
 - c. Re-seeding of lawn by unit 116 – Janis will spread seed in that area.
 - d. Boulders at Virgil's Path – BobbyCat will be asked to use his bobcat to move some boulders to this area.
 - e. Other Projects – if there are other projects that need to be done while the bob cat is on site, Craig and Randy will let Bobby know.
- G. Beaver Lodge Road – Janis is waiting to hear back after sending an email regarding the mess that the business at the top of the hill has.
- H. Flooring – Darlene did some research on LVP and ratings and it meets the sound requirements. Randy and Karlyn are the only board members that do not have laminate flooring and feel comfortable voting on the issue. Owners will be asked to

vote on this at the annual meeting. This topic will be placed on the proxy for those who cannot attend the annual meeting.

- I. Craig will ask Leo if a couple of guys can help him put the big blocks back up on the back retaining wall.
- J. Tom Silengo – Three of four contacts from Bay Club and neighboring HOA's will meet with the planning commissioner regarding the path.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on October 8, 2025 at 2:00 pm via Zoom. Year To Date financials will be given to Randy the day before the meeting.

IX. ADJOURNMENT

With no further business, at 10:31 am, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature