Bay Club Condominium Association
Board of Directors Meeting Minutes
08-12-2026

I. Call to Order & Roll Call

- **Call to Order:** Board President Janis Taylor called the meeting to order at 1:00 PM.
- **Board Members Present:** Janis Taylor, Randy Beeson, Craig Kinney (Remote), Darlene Oordt, and Karlyn Vasan.
- **Management Present:** None. No representatives from Summit Resort Group (SRG) attended.
- **Additional Attendees:** None.

II. Introductions

- No owner forum was held as no unit owners were present.

III. New Business

a. Window Policy Review

The Board reviewed the window comparison document. Janis Taylor noted the new configuration improves aesthetics and lowers costs, but expressed concerns regarding visual consistency and property values due to the length of time it could take for all owners to transition to the new policy.

The Board voted on specific design changes for the new window policy:

- **Living Room (New Design - 2 & 3 Bed Units):** Randy Beeson moved, Karlyn Vasan seconded. **Motion carried** (Janis Taylor opposed).
- **Living Room Eyebrow Window (New Design - 3 Bed Units):** Darlene Oordt moved, Karlyn Vasan seconded. **Motion carried** (Janis Taylor and Randy Beeson opposed).
- **All Bedroom Windows (New Design):** Darlene Oordt moved, Craig Kinney seconded. **Motion carried** (Janis Taylor opposed).
- **Primary Bedroom Transom (Keep Current Design - All Units):** Randy Beeson moved, Janis Taylor seconded. **Motion carried** (Darlene Oordt opposed).
- **Bedroom Loft Eyebrow (New Design - 3 Bed Units):** Karlyn Vasan moved, Craig Kinney seconded. **Motion carried** (Randy Beeson abstained; Janis Taylor opposed).
- **2-Bed Living Room End Unit / Bedroom Main (Keep Current Design for Transom / Move to 2 Sliders for primary window):** Randy Beeson moved, Craig Kinney seconded. **Motion carried** (Darlene Oordt opposed and thought we should move to proposed design for transom).

Policy Rules Discussed:

- The new designs are mandatory upon window replacement. Owners may replace any number of windows but must conform to the new design policy.
- No structural changes to window opening sizes are permitted.
- All other windows not specified will maintain their current design (inoperable windows remain

inoperable).

Action Items:

- **Darlene Oordt:** Research if removable fake panels can cheaper replicate the required transom lines to reduce costs.
- **Darlene Oordt:** Update the final Window Policy document including updating all the design pictures according to the updated policy votes including fixing the second-floor bedroom transom current design sketch picture..

b. Hot Tub Maintenance and Replacement

The Board discussed future planning for the community hot tub. A permit application for a complete replacement has been submitted to the City. Because the complex allows short-term rentals, the City requires a commercial-grade hot tub upon replacement which carries a higher cost.

Action Items:

- **Interim Repairs:** Randy Beeson moved to spend $500 on immediate repairs (including 6 sets of new headrests and 4 bottom jets). Janis Taylor seconded. **Motion carried unanimously.**
- **Janis Taylor:** Obtain a quote for a commercial hot tub (including looking into used options).
- **Janis Taylor:** Follow up with SRG regarding the pending permit.

c. Deck Repairs & Maintenance

No budget was allocated for decks this year. However it was determined that 201 needed replacement so the Board collected two competitive bids for necessary repairs. Both bids fell within a similar price range.

- **Unit 201 Replacement:** Randy Beeson moved to approve Leo's Roofing & Remodeling's bid to replace Unit 201 deck. SRG to coordinate a replacement timeframe with the owners of 101 and 102. Craig Kinney seconded. **Motion carried** (Darlene Oordt opposed favoring the second vendor).

Action Items:

- **Craig Kinney:** Inspect and verify that previously scheduled work for Unit 202 (topping) and Unit 203 (painting) is complete.
- **Board/Craig Kinney/Leo's Roofing & Remodeling:** Inspect Unit 212 to verify if Leo's Roofing & Remodeling's resurfacing/topping bid will successfully resolve the water pooling issue without requiring a full deck replacement.
- **Board:** Check references for the second vendor for future consideration.

d. Financials & Edward Jones Accounts

The Board reviewed the reserve fund setup. Currently, SRG Accounting must execute transfers between the Edward Jones investment accounts and the operating account (Alpine Bank) to pay reserve expenses.

- **Fund Transfer Authority:** Craig Kinney moved to authorize the HOA Board Treasurer to directly transfer funds from Edward Jones to the Alpine Bank operating account. Janis Taylor seconded. **Motion carried unanimously.**
- **Maturing CD:** Randy Beeson moved to allow an upcoming CD (maturing next week) to roll into the Money Market account rather than renewing it, to be re-evaluated at the next board meeting in six weeks. Karlyn Vasan seconded. **Motion carried unanimously.**

e. Architectural Review Committee (ARC) Submittals

- **Unit 116:** Review tabled pending confirmation of required town permits for the gas fireplace, windows (subject to the new policy), plumbing, and electrical. The board will revisit approval once permits are clarified.
- **Unit 115:** Karlyn Vasan moved to approve the submission, Darlene Oordt seconded. **Motion carried unanimously.**
- **Unit 209:** Karlyn Vasan moved to approve the submittal, subject to confirming that plumbing and electrical permits are not required. Janis Taylor seconded. **Motion carried unanimously.**

f. SRG Management Update & Board Communication

- **Executive Session:** Darlene Oordt moved to enter Executive Session at 2:53 PM to discuss the SRG management update. Karlyn Vasan seconded. **Motion carried unanimously.**
- **Return to Regular Session:** Randy Beeson moved to exit Executive Session at 3:28 PM. Karlyn Vasan seconded. **Motion carried unanimously.**
- **Outcome:** The Board resolved to schedule a meeting with Kevin Lovett (SRG) within the next two weeks to clarify roles, communication protocols, and contract responsibilities for both parties.

IV. Next Meeting

- The next Board of Directors meeting is scheduled for **Monday, September 28th at 10:00 AM**.

V. Adjournment

- Hearing no further business, Randy Beeson moved to adjourn the meeting at 3:29 PM. Karlyn Vasan seconded. **Motion carried unanimously.**

Minutes submitted for approval by the Board of Directors.