

BAY CLUB BOARD OF DIRECTORS MEETING
August 28, 2023

I. CALL TO ORDER

The meeting was called to order at 3:00 pm.

Board members in attendance were:

Janis Taylor
Kelly Schaller – via telephone
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 board reviewed the minutes from the April 22, 2023 Board Meeting. Becky made a motion to approve the minutes as presented. Karlyn seconded, and the motion carried. The annual meeting minutes were included in the packet and will be approved at the 2024 annual meeting.

IV. FINANCIALS

A. Randy reported on the financials as of July 31, 2023 close as follows:

- a. July 2023 close financials reports that the HOA has \$27,166.83 in Operating cash and \$54,331.85 in available Reserve cash.
- b. The two Edward Jones CD's have a combined balance of \$60,095.36.
- c. As of the July 2023 close, the HOA was \$474.51 over budget in operating expenses.
- d. The Board discussed the major areas of variances. Items of note were the fire panel replacement and snow removal overages.
- e. Cable – this will be tabled until the budget prep time. The addition, Internet will also be discussed.
- f. Bylaws – the board will review the bylaws for possible cost saving changes to include the ability to email the annual meeting notice to owners.
- g. Reserves – Randy reported that the HOA is earning more interest in their investments. He will email the board soon to obtain approval to renew the CDs that are expiring.
- h. Drain Jetting – the cost of jetting the drains in all lower units in the buildings is \$2,544. Ace Sewer and Drain will be asked how often drain jetting should be done for maintenance. Randy suggested jetting and videoing the drains that

have had issues in the past, and not all of them. Deb will obtain a cost for that service and the board will vote via email.

- i. Randy reported that the HOA will be \$30K over budget in reserves by the end of the fiscal year if no more surprises occur.
- j. Deb will notify the board when the asphalt work has been scheduled.

V. MANAGING AGENTS REPORT

A. Completed / Pending / Report Items

- a. Fire safety repairs and changes are complete.
- b. Added "Do Not Climb on Rocks" sign – this sign will be replaced. It will be a back-to-back sign the same size as the no sledding sign. The no parking sign will be removed.
- c. Tightened railings where needed.
- d. Tree and weed spraying is complete.
- e. Dryer vent cleaning is complete.
- f. Stair leveling is complete.
- g. Deb met with representative from High Country Conservation to discuss recycle options
- h. Fire panel replaced in the 114 building after direct lightening strike. Fire panel was repaired in the 112 building after indirect strike. In the future, if this happens, an email will be sent to all owners.

VI. MOTIONS VIA EMAIL

- Randy made a motion to ratify the following actions that were made via email since the last meeting:
 - 04/27/2023 – Approval of Property Management Agreement renewal
 - 06/15/2023 – Approval of \$30,000 three-month CD
 - 08/17/2023 – Approval to hire Apeak to complete the asphalt work
- Becky seconded, and the motion carried.

VII. OLD BUSINESS

- A. There was no Old Business to discuss

VIII. NEW BUSINESS

- A. There are weeds in the rocks and under the stairs. Deb will determine if weed spraying is part of the management agreement.
- B. Upper dumpster enclosure broken. Joel will repair and rebill the HOA.
- C. Hoses can be stored in the back of the 212 garage.
- D. Deb will determine how often the hot tub is drained and filled. It will not close, even after a drain and fill. SRG will place a sign that the water might be cold, but owners are welcome to get into it.
- E. An email will be sent to owners letting them know that there is an SC Alert system that they can sign up for.
- F. Randy suggested that Kevin Lovett have manuals for each HOA whenever there is a turnover in staff. Deb will pass this along to Kevin for consideration.
- G. 2024-25 Budget considerations

- a. Additional Rocks
 - b. Touch up painting
 - c. Cable TV
 - d. Internet
- H. Insurance – deductible will be considered upon renewing the insurance policy.
- I. SRG will keep an eye on the gutters and have them repaired when needed.
- J. SRG will obtain the cost for a lock to place on the hot tub gate that can hold multiuser codes (one for each unit). This will help determine when hot tub use is abused by a unit owner/tenant.
- K. Window Replacement Policy – Deb provided a sample window replacement policy in the packet. Becky will edit the document to meet the needs of the HOA and it will be discussed at the next board meeting.
- L. Snow plowing was not performed as well as in past years. SRG will let the contractor know.
- M. The owner’s workday will be on the next meeting agenda.
- N. Deb will determine what it takes to change a fiscal year for an HOA.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on Wednesday, November 29, 2023 at 3:00 am via Zoom. The following meeting will be held on February 29, 2024 at 3:00 pm. Deb will send the preliminary budget to Randy prior to the February meeting.

X. ADJOURNMENT

With no further business, at 4:33 pm, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature