

**BAY CLUB BOARD OF DIRECTORS MEETING**  
**October 8, 2025**

**I. CALL TO ORDER**

The meeting was called to order at 11:01 am via Zoom

Board members in attendance were:

Janis Taylor  
Darlene Oordt  
Karlyn Vasen  
Craig Kinney  
Randy Beeson

Representing Summit Resort Group were Deb Borel, Kevin Lovett 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 August 5, 2025 Board Meeting. Craig made a motion to approve the minutes as amended. 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 August 31, 2025 close as follows:

- a. August 2025 close financials reports show that the HOA has \$46,245.72 in Operating cash and \$7,699.02 in reserves. Although the HOA is under budget based as of August close financials, however after invoices have been paid, the HOA is over budget. For the October close, Net Operating Income financials will most likely not reflect positive variance to budget.
- b. There is a total of \$76,840.08 with Edward Jones. It was noted that this balance does not reflect the asphalt crack fill costs. Randy noted that the HOA is paying taxes on investment income.
- c. The Board discussed the major areas of variance.
- d. Randy made a motion that 2 CD's be purchased. One CD to be a 3-month CD for \$25K and one a 6-month CD for \$30K. Darlene seconded, and the motion carried.

**V. MOTIONS VIA EMAIL**

- Randy made a motion to ratify the following action that was made via email since the last meeting:
  - 09/05/2025 – Approval to send letter from Town of Frisco
- Craig seconded, and the motion carried.

## **VI. OLD BUSINESS**

- A. Water Heater Replacement Email – when this policy was originally adopted, there was an issue with the insurance company not insuring unless the policy was in place. The board agrees that the policy will remain in effect as written.
- B. Touch Up Painting will take place in the spring

## **VII. NEW BUSINESS**

- A. Window Replacement Policy – The board reviewed the proposed policy that was included in the meeting packet. After discussion, the board agreed that the policy would be edited to prohibit mirrored windows and approved via email.
- B. Allied Security Invoicing – Randy is satisfied with the invoicing. Craig gave a history of the alarm panel in the 112 building. Both fire safety alarm panel and irrigation panel batteries will be changed annually.
- C. Timberline Disposal Recycling – there have been no charges for contamination
- D. Hard Surface Flooring Policy
  - a. Craig stated that this policy was approved in 2018. There have been improvements to noise barrier flooring over the years. He believes that the HOA should allow hard flooring in the dining and living rooms, but not in the bedrooms.
  - b. Janis thinks everyone should be allowed to have hardwood floors with high noise barriers. She is concerned about those who have asked and been denied.
  - c. Randy is in favor of allowing hard surface floors in the dining and living rooms.
  - d. Darlene is in favor of allowing them hard surface floors.
  - e. Karlyn is also interested in installing hard surface floors and is in favor of the change.
  - f. Craig asked Darlene to write a policy that would allow hard surface flooring in the living room and dining room with standards for noise. In the policy, placing an area rug will be recommended but not required. Once the policy is approved by the board, it will be sent to the owners and posted on the website.
- E. Snow Stake Placement – Armani said snow stakes protect infrastructure and landscaping. Janis will accompany the site manager when stakes are being placed this winter, so they will mark sprinkler heads.
- F. Plowing 2025-26 and Wall – The blocks on the wall were lowered to the same height as the parking lot and cemented together, except for one area to the right of the tree cluster. To eliminate knocking the wall down in that area, Bobby will be asked not to plow where the elevated wall is, but to store snow in that area, eliminating a parking spot.
- G. Tree Trimming – The Board's policy has not changed. Dead and diseased trees are removed, when necessary, as well as those that are hitting the buildings or causing a safety hazard. Tree maintenance is reviewed annually.
- H. Sign Strategy – The State of Colorado towing policy requires that if a vehicle is towed, there must be required signage within sight of the space where the car is parked. Signs have been placed at the two entrances. Darlene suggested changing the sign holders that are placed in the center of the driveways during the summer into something other than cones. She will send the board options to consider at the next board meeting. Additional signage discussion will be tabled until the Silengo project is complete.

- I. Dryer Vent Cleaning – the cost from Consider it Done to complete dryer vent cleaning is \$110 per unit. Deb was asked to call Chantico to obtain a cost for dryer vent and fireplace cleaning/inspection. Deb will also inquire about how much a lent alert pro plus costs and determine how it would work.
- J. Site Manger – the board will be notified when a new site manager has been hired.
- K. Status of Connectivity Letter to the Town of Frisco – four of the five subdivisions around Bay Club are in favor of working with the HOA to talk to the town regarding a public pathway installation. It is recommended that one person should attend the meetings either in person or via Zoom.
- L. Armani Zangari will be CAM for Bay Club starting in January 2026.

**VIII. NEXT MEETING DATE**

The next Board of Directors meeting will be held on March 10, 2026 at 3:00 pm via Zoom. Randy, Armani and Deb will meet on March 3, 2026 to discuss the 2026-27 budget. The preliminary budget will be sent to Randy prior to that meeting.

**IX. ADJOURNMENT**

With no further business, at 12:31 am, a motion was made and seconded to adjourn.

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