

**BAY CLUB BOARD OF DIRECTORS MEETING**  
**November 11, 2021**

**I. CALL TO ORDER**

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

Board members in attendance via Zoom were:

Lynn Butts  
Janis Taylor  
Kelly Schaller  
Karlyn Vasan

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**

Kelly moved to approve the minutes of the September 6, 2021 Board Meeting. Karlyn seconded, and the motion carried.

**IV. FINANCIALS**

A. Kelly reported on the financials as of September 30, 2021 close as follows:

- a. September 2021 close financials reports that the HOA has \$24,662.36 in Operating cash and \$104,455.43 in available Reserve cash.
- b. There is a total of \$182,183.43 in the Edward Jones account.
- c. As of the September 2021 close, the HOA was \$229.08 under budget in operating expenses.
- d. The Board discussed the major areas of variances.
- e. Kelly also discussed the year-to-date reserve costs.

B. Kelly recommended that the HOA place some of the reserve money into a 6 month CD. This will be discussed later in the meeting.

**V. MANAGING AGENTS REPORT**

A. Completed Items

- a. Stairs on the 110 building have been repaired
- b. Drywall repairs in unit 216 are complete
- c. Sample sign was hung on building 112
- d. Repairs in unit 214 are complete – Kelly made a motion to transfer the Fast Response Environmental and Perry Apfelbeck expenses into reserves. Lynn seconded, and the motion carried.
- e. Irrigations repairs are complete
- f. Soffit by unit 203 has been replaced
- g. 114 boiler room pipe repairs are complete and working properly
- h. Irrigation winterization is complete
- i. Painting is complete
- j. Roof repairs are complete
- k. Sewer line cleaning is complete

**B. Pending Items**

- a. Repair of tree by unit 116/216 is pending
- b. Exterior building repairs are pending

**C. Report Items**

- a. BobbyCat is providing snow plowing and shoveling services for the 2021-2022 season. SRG will be obtaining a snow shoveling contract.
- b. Waste Management will pick up weekly from May 1 through September 1 and every other week the remainder of the year. Deb has placed a reminder in her calendar to remind them of this
- c. Hot tub has re-opened after it was closed for two weeks for repairs

**VI. MOTIONS VIA EMAIL**

- Lynn made a motion to ratify the following actions that were made via email since the last meeting:
  - 08/09/2021 – Minutes from August 6, 2021 Approved
  - 08/10/2021 – Bay Club building sample sign approved
  - 08/25/2021 – ARC Request Form Approved
  - 09/02/2021 – Approval of 2020-2021 Tax Returns and for SRG to sign on HOA behalf
  - 09/10/2021 – Approval to send email to owner of 114 regarding boiler room line replacement
  - 09/13/2021 – Approval to send email to owner of 111 regarding window replacement
- Kelly seconded, and the motion carried.

**VII. OLD BUSINESS**

- A. Additional Building Signs – Sign will be moved from its current location to between the lower windows. Karlyn will look at the placement of the sign when she is in town. Additional signs will be ordered totaling two per building.
- B. Roof Replacement – Deb will get a bid from John Cona for a roof inspection, life expectancy and replacement Request For Proposal.
- C. Pre-Approved Windows – Randy Beeson replaced a window at his unit. Janis will see if the files still exist.

**VIII. NEW BUSINESS**

- A. Tree Trimming by 116/216 – This will be tabled until the spring.

**IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held on March 10, 2022 at 3:00 pm via Zoom. The Annual meeting will be held on April 23, 2022 at 10:00 via Zoom. A board meeting will be held prior to and following the annual meeting.

**X. ADJOURNMENT**

With no further business, at 4:06 pm, Kelly made a motion to adjourn the meeting. Janis seconded, and the motion carried.

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