

**THE BAY CLUB AT FRISCO CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
June 13, 2020**

I. CALL TO ORDER

The Bay Club at Frisco Condominium Association Annual Homeowner Meeting was called to order by Lynn Butts at 10:01 a.m. via Zoom.

II. INTRODUCTIONS

Board Members Present Were:

Lynn Butts, President, #209
Kelly Schaller, Treasurer, #211
Janis Taylor, Director, #207

Rick Poppe, Vice President, #203
Karlyn Vasan, Secretary, #215

Homeowners Present Were:

Barbara Gallivan, #104
Carol & Robert Faust, #106
Ronald & Judith Palmer, #109
William & Denise Waddell, #111
Randy & Lynn Beeson, #115
Craig & Mary Kinney, #208
Andrew Schaller, #211

Michael & Jean Hausig, #105
John & Mary Lou Grossman, #108
Christina Cooper/Jai Larman, #110/210
Sherry Fleming, #113
Jana Edwards, #203
Robert Butts, #209
Heidi McClain, #214

Representing Summit Resort Group were Kevin Lovett, Deb Borel and Otto Reyna. Erika Krainz of Summit Management Resource transcribed the minutes from recording.

III. PROOF OF NOTICE/QUORUM

Notice of the meeting was sent May 13, 2020. With 16 units represented in person and six proxies received a quorum was confirmed.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Randy Beeson moved to approve the minutes of the June 15, 2019 Homeowner Meeting as presented. Rick Poppe seconded, and the motion carried.

V. FINANCIAL REPORT

A. P&L as of April 30, 2020

Kelly Schaller reported that the Association ended the fiscal year \$8,067 over budget. She reviewed the significant Operating variances:

1. Utilities - \$1,520 unfavorable to budget.
2. Snow Removal - \$6,742 unfavorable to budget due to roof snow removal.
3. Security & Fire Safety - \$3,404 unfavorable to budget due to installation of a new fire panel.
4. General Building Maintenance - \$4,894 favorable to budget.
5. Grounds & Parking - \$1,739 unfavorable to budget.

B. 2020/2021 Budget Ratification

Kelly Schaller reviewed highlights of the 2020/2021 Budget. Monthly dues for two bedroom units will increase from \$491.63 to \$524.48 and dues for three bedroom units will increase from \$541.21 to \$577.37.

It was noted that the Reserve Study may be found on the website.

Barbara Gallivan commented that the Reserve balance will be at 50% in 2021. She questioned the need for a dues increase. She thought the hot tub budget seemed high. Kelly Schaller noted that if the roof is replaced in 2023, the Reserve funding level will drop to around 35% - 38%. The goal is to be in a good position after the roof replacement.

Rick Poppe said the hot tub is residential grade equipment. When the time comes to replace it, there will be a requirement to purchase commercial grade equipment since short-term rental are permitted. This type of equipment will be significantly more expensive.

Randy Beeson said the Board did an extensive Reserve Study. The proposed costs are estimates but seem to be reasonable. The Study indicates that the Reserves are underfunded. He believes the amounts the Board is setting aside are proper to reach the desired funding level. The Operating Fund balance was decreased by about \$7,000 this past year due to the year-end deficit.

Lynn Butts pointed out that the Operating expenses were reduced wherever possible but some had to be raised based on existing contracts for various services. Thermostats will be installed on the heat tape to reduce energy consumption. There are some upcoming expenses that were not included in the Reserve Study that will need to be funded. She encouraged owners to attend the Board Meetings. She explained that the dues increase would have been 5.8% instead of 7% if it were split over 12 months. Due to the timing of the Annual Meeting and end of the fiscal year on April 30th, the dues increase can only be applied to 10 months of the fiscal year. Next year, the Annual Meeting will be scheduled in late April to allow for spreading any dues increase over 12 months.

Motion: Rick Poppe moved to approve the 2020/2021 Budget as presented. Christina Cooper seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

A. Completed & Pending Projects

1. Registered the Association with DORA.
2. Tested the fire alarm.
3. Tested the fire sprinkler system.
4. Upgraded the fire system.

5. Painted Building 112 in its entirety and just finished Building 114.
6. Vole treatment contract is in place.
7. Sprayed the noxious weeds and deep root fed the trees.
8. Completed roof maintenance.
9. Removed ice and snow from the roof this winter.
10. Updated hot tub gate access code (annual project). The hot tub is still closed due to cost prohibitive requirements for re-opening.
11. Repaired asphalt on the south side of Building 114.

Otto Reyna was recognized for his work at the property.

VII. OWNER EDUCATION

Deb Borel included a flow chart clarifying how Association and individual owner insurance claims are handled in the meeting packet. The owner is responsible for the \$5,000 Association policy deductible. The Board is considering increasing the deductible to \$10,000 and will keep the membership informed.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

A. Silengo Property

Craig Kinney has been in contact with Bill Gibson from the Town regarding the Silengo property. He confirmed that the permits and variances have expired and the property owner has not submitted a new application. The Town presented a new Master Plan last year. Bay Club is in the “gateway” zone and the zoning lists the types of permitted use. The Town will be sending a regulation enforcement person to the Shell station and ATV rental operation to address the disabled vehicles that are currently parked on those properties. A request was made to have the abandoned high sign support from the old Shell station and the high sign from the old Country Kitchen taken down. Owners were encouraged to contact the Town to voice their complaints.

B. Aspen Trees

An owner commented that the work to the Aspen trees along the path looks really nice. Craig Kinney noted that the Aspen trees need a lot of water but Spruce trees like a drier environment. The irrigation system will be modified to increase the water for the Aspens and decrease the flow for the Spruces.

C. Unit 212

The unit is vacant and for sale. Otto Reyna will turn off the lights that were left on after a showing and close the storm door. Deb Borel will ask the owner to have the Realtor post a reminder in the unit about turning off the lights.

X. ELECTION OF DIRECTORS

The terms of Lynn Butts, Kelly Schaller and Janis Taylor expired this year and all three were willing to run again. There were no other nominations from the floor.

Motion: Rick Poppe moved to re-elect the three incumbents. Robert Faust seconded, and the motion carried.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, April 24, 2021 at 10:00 a.m. via Zoom.

The Board, Robert and Lynn Butts and Summit Resort Group were all thanked for their service to the Association.

XII. ADJOURNMENT

Motion: Rick Poppe moved to adjourn the meeting at 10:41 a.m. Randy Beeson seconded, and the motion carried.

Approved By: _____

Board Member Signature

Date: _____