

THE BAY CLUB AT FRISCO CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
April 23, 2022

I. CALL TO ORDER

The Bay Club at Frisco Condominium Association Annual Homeowner Meeting was called to order by Lynn Butts at 10:02 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
Judith & Ron Palmer, #109
Daniel Gloven, #113
Jana Edwards, #203
Robert Butts, #209

Michael & Jean Hausig, #105
John & Mary Lou Grossman, #108
Christina Cooper & Jai Larman, #110/#210
Randy & Lynn Beeson, #115
Craig & Mary Kinney, #208
Jon Foley, #212

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resource was recording secretary.

III. PROOF OF NOTICE/QUORUM

Notice of the meeting was sent March 23, 2022. With 15 units represented in person and seven proxies received a quorum was confirmed.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: John Grossman moved to approve the minutes of the April 24, 2021 Homeowner Meeting as presented. Craig Kinney seconded, and the motion carried.

V. FINANCIAL REPORT

A. *Income Statement Year-to-Date*

Kelly Schaller reported that as of March 31, 2022 the Association was operating \$7,833 favorable to budget. She reviewed the significant Operating variances:

1. Utilities - \$3,429 unfavorable to budget due to heat tape, the impact of the drywells and a rate increase.
2. Snow Removal - \$3,930 favorable to budget due to light snowfall. There were some outstanding invoices.
3. Roof Snow Removal - \$3,000 favorable to budget.
4. General Building Maintenance - \$1,009 unfavorable to budget.
5. Grounds and Parking Maintenance - \$2,484 favorable to budget.

There were Reserve expenditures for roof repairs.

B. 2022/2023 Budget Ratification

Robert Butts reviewed highlights of the 2022/2023 Budget, which included an overall increase of 9.5%. There were increases to Management Fee (15%), Utilities (55%), Insurance (29%) due to replacement value adjustment to \$250/sq.ft. and Water, Sewer, Trash, Cable and Fire Protection System (3% - 5%).

Replacement of all the roofs is the only planned large Reserve project this summer. The Capital Budget projected \$12,000 more interest than was actually realized. The balance was expected to about \$307,000 at the beginning of year but there was a \$95,000 prepayment to lock the price for the roofs. The balance is projected to be about \$100,000 at the end of the year. In the updated Capital Budget, the balance grows to approximately \$450,000 in ten years before there are other significant expenses. The contribution is projected to increase 3% annually. The costs in the Reserve Study are anticipated to inflate by 3% – 3.5% annually. The new roofs should have 25-year useful life.

Owner questions and comments addressed the following:

1. Randy Beeson thanked Robert Butts for assisting the Board. He requested the Reserve Study be provided for review with more lead time before the next Annual Meeting. He asked about the Reserve expenses of \$105,000 for the roof and \$24,000 for asphalt, the CCIOA requirements for Reserve Studies and the status of the heat tape. Robert Butts explained that there were about \$13,000 of emergency roof repairs in addition to the \$95,000 deposit. The expense classified as asphalt was primarily for the three drywells by the 110 building, but there was also some paving around the 110 building to resolve drainage issues. CCIOA recommends but does not require a Reserve Study. If there is a Reserve Study, the Board has an obligation to allocate funding. There was a \$15,000 expenditure for heat tape two years ago, which will be removed and reinstalled on the new roof.
2. John Grossman asked about the total cost for new roofs. The contract amount is \$280,000.
3. Craig Kinney asked if the new Reserve Plan includes increases to the contribution. He commented that the CCIOA website indicates Reserves should be spent for “anticipated” expenses. He did not feel projects such as raccoon mitigation and the drywells should have been paid from Reserves. Robert Butts responded that the Reserve Plan includes a 3% increase annual contribution increase going forward. The two unplanned projects qualified as capital expenditures, which are paid from Reserves.
4. Randy Beeson asked about the plans for the concrete decks. Robert Butts said the decks on the 110 building failed several years ago. They were repaired with Trex. The other decks have issues with the slope, which result in water pooling. A consultant was hired to evaluate the conditions but all work was tabled during the pandemic. The bottom of one deck will be removed to determine the method of construction and what needs to be done.

Motion: Jai Larman moved to approve the 2022/2023 Budget as presented, with the addition of \$185,000 in the Reserve portion. Randy Beeson seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

A. Completed & Pending Projects

1. Registered the Association with DORA (annual project).
2. Tested the fire alarm.
3. Tested the fire sprinkler system.
4. Painted the 110 building in its entirety.
5. Vole treatment contract is in place.
6. Sprayed the noxious weeds.
7. The roofs will be replaced this spring/summer.
8. The hot tub gate access code will be updated (annual project).
9. Tested the backflows.
10. Installed dry wells on the north side of the 110 building.
11. Switched from a land line to cell service for fire alarm monitoring.
12. Installed two unit signs on all buildings.
13. Repaired dumpster enclosure damage.
14. Replaced siding as needed.
15. Cleaned out all common sewer lines in all three buildings.

VII. OWNER EDUCATION

Deb Borel reviewed information regarding the new “Pay as You Throw” recycling program. It has been adopted by Frisco and Breckenridge. Anyone who pays for trash service will be required to pay for recycling and will have to provide a container that is 50% the size of the trash container. The program will be implemented over the next two years.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

A. Lake Hill

Craig Kinney provided an update. The Lake Hill development will be affordable housing off the Dam Road below the truck stop with 436 units, including high rise apartments next to the highway, condominiums and a few single family homes along the road. The project has gone through the approval process and is currently in the re-zoning phase. His main concern is the impact on traffic. A traffic study was done in 2019. In the fall, he met with representatives from the neighboring Associations, who joined in signing a letter to the County and Town. They agreed to undertake a new traffic study. He will approach the other Associations about signing another letter requesting the addition of a turn lane.

B. Hot Tubs

Jon Foley noted that there were several hot tub closures over the winter and asked if there were ongoing problems. Deb Borel explained that some people jumped the fence and caused significant damage to the hot tub, resulting in the closure for two weeks. The second 48-hour closure was for repairs.

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: Christina Cooper moved to re-elect the three incumbents. Carole Faust seconded, and the motion carried.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, April 22, 2023 at 10:00 a.m. via Zoom.

XII. ADJOURNMENT

Motion: Lynn Butts moved to adjourn the meeting at 10:59 a.m.

Approved By: _____ Date: _____
Board Member Signature