

BAY CLUB BOARD OF DIRECTORS MEETING
April 10, 2020

I. CALL TO ORDER

The meeting was called to order at 3:06 pm.

Board members in attendance via Zoom were:

Rick Poppe
Janis Taylor
Kelly Schaller
Karlyn Vasan
Lynn Butts

Representing Summit Resort Group via Zoom were Deb Borel and Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting was posted on the website. Owner, Bob Butts, was present via Zoom.

III. APPROVE PREVIOUS MEETING MINUTES

Rick moved to approve the minutes of the January 10, 2020 Board Meetings. Lynn seconded, and the motion carried.

IV. FINANCIALS

A. Deb reported on the financials as of February 29, 2020 close as follows:

- a. February 2020 close financials reports that the HOA has \$17,439.78 in Operating cash and \$127,464.40 in available Reserve cash.
- b. As of the February 2020 close, the HOA was \$8,738.03 over budget in operating expenses.
- c. There is a total of \$179,922.68 in CD's.
- d. The Board discussed the major areas of variance.

B. 2020-21 Budget Discussion – Bob Butts discussed the 2020-21 proposed budget options with the board. After discussion, Rick made a motion to adopt the proposed budget with the 5.8% (over 12 months / 7% over the 10-month spread) dues increase for presentation to owners at the annual meeting. Lynn seconded, and the motion carried.

C. Beginning in 2021, a budget ratification meeting will be held in late March or early April to approve the budget. This will be done so if there is a dues increase, it can be spread out during a 12 month period instead of the current 10 month period.

D. The board reviewed a bid from Alpenglow Electric to install thermostats on the heat tape. Lynn made a motion to approve the bid as presented. Kelly seconded, and the motion carried. Heat tape on all buildings will be turned on in the winter, including building 110.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. Placed laminated house rules in all units and an email was sent to all owners with a copy of the revised rules.
 - b. Registered the HOA with DORA (this is completed annually)
 - c. Switched to Allied Security for monitoring fire monitoring services. The phone line was discontinued and changed to cellular.
 - d. There has been a lot of roof snow removal this season.
- B. Pending Items
- a. Gutter cleaning will take place in the spring. The gutter cleaning and repair of gutters will be done by Sanchez this spring.
 - b. Due to an email chain from the board, towing signs have not been placed. This will be discussed under Old Business.
- C. Report Items
- a. There was no additional business to report.

VI. MOTIONS VIA EMAIL

- Lynn made a motion to ratify the following actions that were made via email since the last meeting:
 - 01/30/20 – Approval of Waste Management Bid
 - 03/14/20 – Approval to Close Hot Tub for COVID-19
 - 03/17/20 – Approval of Farmers for Insurance increasing to \$200 SF
 - 03/19/20 – Approval to Make an Exception for Tenants Dog
- Rick seconded, and the motion carried.

VII. OLD BUSINESS

- A. Towing Signs – A Ryan's Recovery sign will be posted at entrance to Bay Club.
- B. Deck Replacement Postponement – Lynn recommended that the deck replacement project be postponed. Deb will send the current contract that was signed with Criterium to the board for review.

VIII. NEW BUSINESS

- A. Painting 2020 – The board reviewed a bid from DR Custom for the staining of building 114. Rick made a motion to approve the bid as presented. Lynn seconded, and the motion carried.
- B. There are two units that experienced interior damage to their units due to roof leaks. The header above the window in unit 203 needs to be fixed. Also, in this unit, there is a bow in the window that needs to be repaired. SRG will ask the owner of 214 what area needs to be repaired in that unit.
- C. SRG will ask Otto if he is aware of other units with interior damage.
- D. Tree and Turf Spraying 2020 – the board reviewed a bid to have the trees and turf treated for insects and weeds. Rick made a motion to approve the bid as presented. Karlyn seconded, and the motion carried.
- E. Building 110 Ice Issues – Since the heat tape will be on in the future, there will be extra ice buildup on the driveway, so extra attention will be given to this area.
- F. SRG will ask if there is Internet access at First and Main building in Frisco. This is the venue for the 2020 annual meeting. If there is Internet access, Zoom will be set up for an alternative method to attend an annual meeting. If the current gathering ban is not lifted by

June 13, the meeting will be held via Zoom for everyone. However the meeting is held, it will be at 10:00 am.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on June 12, 2020 at 3:00 pm. A short meeting will follow the annual meeting on June 13, 2020 to elect officers.

X. ADJOURNMENT

With no further business, at 4:18 pm, Rick made a motion to adjourn the meeting. Janis seconded, and the motion carried.

Approved By: _____
Board Member Signature

Date: _____