

**BAY CLUB BOARD OF DIRECTORS MEETING**  
**September 27, 2019**

**I. CALL TO ORDER**

The meeting was called to order at 2:58 pm.

Board members in attendance were:

Janis Taylor  
Kelly Schaller  
Karlyn Vasani – via telephone  
Lynn Butts  
Rick Poppe

Representing Summit Resort Group was Deb Borel. A quorum was present

**II. OWNERS FORUM**

Notice of the meeting was posted on the website.

**III. APPROVE PREVIOUS MEETING MINUTES**

The Board reviewed and approved the minutes from the June 15, 2019 Board meetings via email. This will be ratified under section VI. The annual meeting minutes were included in the meeting packet for review.

**IV. FINANCIALS**

A. Deb reported on the financials as of August 30, 2019 close as follows:

- a. August 2019 close financials reports that the HOA has \$22,835.21 in Operating cash and \$109,310.18 in available Reserve cash.
- b. As of the August 2019 fiscal year end close, the HOA was \$508.32 over budget in operating expenses.
- c. There is a total of \$178,260 in CD's. It was noted that three Citywide CD's will be cashed, and the money will be placed into the approved Edward Jones CD.
- d. The board discussed the sprinkler head leak and replacement in unit 209. The cost was expensive, as building needed to be drained, and glycol added.
- e. The Board discussed the major areas of variances.

**V. MANAGING AGENTS REPORT**

A. Completed Items

- Leaky sprinkler head replaced in unit 209
- Deck fascia replaced
- Painting complete
- Replaced broken siding on Randy's unit
- Sprayed bushes that were diseased
- Purchased new hot tub cover
- Cut the asphalt between two garages and placed gravel

- Roof maintenance complete
- Rotten board on unit 214 has been replaced and painted
- Trees and bushes have been trimmed
- Two trees removed that were growing too close to the foundation of the buildings and two trees were removed that were diseased.

B. Pending Items

C. Report Items

## VI. MOTIONS VIA EMAIL

- Rick made a motion to ratify the following actions that were made via email since the last meeting:
  - 6/22/19 – Approval of Minutes from pre and post annual meeting board meetings
  - 6/22/19 – Edging approved
  - 8/03/19 – Approval of White window tape
  - 9/16/19 – Approval of tree removal of two trees that were too close to the buildings and two trees were removed that were diseased.
  - 9/18/19 – Approval of 3 CD's from Citywide Bank to Edward Jones
- Lynn seconded, and the motion carried.

## VII. OLD BUSINESS

- A. Rules and Regulations Changes – The board discussed potential rules changes. A cover letter will be sent to owners to include details of the changes and to make sure they give the changes to the tenants.
- a. #7 – Maintenance of Decks – The following will be added to section 7: **If snow builds up on a unit's deck or patio in excess of six inches, the unit owner shall have 7 days following notice from the Association to remove the snow, failing which the Association shall have the authority to remove the snow and bill the unit owner for the expense of doing so as an assessment enforceable against the unit and/or unit owner.**
  - b. #3 – Minimum Temperature Settings – The recommended temperature will not be changed. The following will be added to this section: **All units must keep their garage doors closed when temperatures fall below 32 degrees. Due to potential freezing, any costs associated with or damage caused by freeze issues due to garage doors being left open will be the responsibility of the owner.**
  - c. #5 – Hot Tub Rules – The current maximum hot tub occupancy is 8. The rules will be changed to state: **The rules governing the hot tub will be posted in the hot tub area.**
  - d. #13 – Propane Grills on Decks – This language will not be changed.
  - e. #17.C – Owners and Associations Maintenance and Repair Responsibility – This section will be eliminated.
  - f. The water heater policy will be added to the rules, as well as a separate policy will be written and placed on the website.

New laminated sheet with the updated rules will be placed in units.

**VIII. NEW BUSINESS**

- A. Tree Replacement – The tree by unit 205 will be replaced in the spring by BobbyCat.
- B. Tree Trimming – Tree trimming is complete. The board reviewed history of tree trimming on the property. They agreed that the only trees that may be removed must be diseased, close to the building or a fire hazard. Rick made a motion to deny the request by the owners of unit 201 to trim the top 6 feet of a tree off that blocks their view. Lynn seconded, and the motion carried. Rick will send email to the owners informing them of the board’s decision.
- C. Parking / Towing Signs – The board discussed parking and towing in the parking lot. They agreed that towing signs will be placed in the parking lot on the lake side of the building. They will be placed by the trees on the back wall. The current Lake Dillon Towing signs at the entrance of Bay Club will be removed.
- D. Parking permits will be discussed if parking becomes a problem. Stickers will be placed on vehicles if they are obviously parking illegally. Vehicles will also be towed, if necessary.
- E. Snow Plow Bid – The board reviewed a bid for snow plowing from BobbyCat. Rick made a motion to approve BobbyCat to plow snow for the 2019-20 season. Lynn seconded, and the motion carried.
- F. Gutter Cleaning – Gutters will be cleaned in the fall. Power washing will not be done.
- G. The owner of Bay Club 210 will be reminded that his water heater needs to be replaced before the end of 2019.

**IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held on Friday, January 10, 2020 at 3:00 pm.

**X. ADJOURNMENT**

With no further business, at 4:21 pm, Rick made a motion to adjourn the meeting. Janis seconded, and the motion carried.

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

Date: \_\_\_\_\_