

**MT. VICTORIA LODGE ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
August 20, 2022**

**I. CALL TO ORDER & INTRODUCTIONS**

The meeting was called to order at 9:02 a.m. via videoconference.

Board members participating were:

Brent Bunte, President, Unit A

Sean Andrish, Director, Unit B

Owners participating were:

Mike Rafik, Unit C

Marc Schatz, Unit H

Atul Subberwal, Unit J

Brent Bunte was assigned three proxies.

Representing Summit Resort Group (SRG) were Kevin Lovett and Noah Orth. Erika Krainz of Summit Management Resources was recording secretary.

With units represented in person or by proxy a quorum was confirmed.

**II. REVIEW & APPROVE MINUTES OF 2021 ANNUAL MEETING**

**Motion:** Marc Schatz moved to approve the minutes of the August 21, 2021 Annual Meeting as presented. The motion was seconded and carried.

**III. PRESIDENT'S REPORT**

Brent Bunte commented that unit values are increasing but the building is 20 years old and more maintenance will be needed, which is also more expensive.

**IV. TREASURER'S/FINANCIAL REPORT & CAPITAL PROJECTS PLAN REVIEW**

*A. 2022 Year-to-Date*

Noah Orth reported that as of June 30, 2022 the Operating balance was \$4,912 and the Reserve balance was \$42,839. The Association was operating \$7,458 unfavorable to budget. There were overages in Snow Removal Roof (\$1,980), Common Electricity (\$2,489) and Gas (\$2,760) and savings in R&M, Landscaping and Water and Sanitation.

**Motion:** Marc Schatz moved to approve the June financials. Sean Andrish seconded and the motion carried.

*B. 2023 Budget*

Noah Orth will work with the Board on drafting the 2023 Budget.

*C. Capital Projects Plan Review*

The planned projects total \$23,000 and include roof repairs, windows, stone work and lights. Exterior staining and Unit B and D damaged glass replacement is scheduled in 2022.

Projects slated in 2023 total \$46,550 and include siding repair/replacement, staining, deck railings, fire suppression system, glycol, heat pumps ...

Noah Orth will update the Reserve Plan with the Board to ensure it is accurate.

## V. MANAGING AGENT'S REPORT

### A. *Completed Projects*

1. Deep root tree maintenance.
2. Light fixture repairs.
3. Boiler pump replacement
4. Exterior door lock code changes.
5. Window replacement inspection
6. Exterior staining (late August)
7. Planned garage parking stall striping and numbering (October)

Owners are encouraged to contact Noah Orth regarding any issues. His email is [north@srgsummit.com](mailto:north@srgsummit.com) and his phone is 970-455-1510.

Atul Subberwal said his back deck railing is loose. Noah Orth will have it inspected before the exterior staining is done.

## VI. NEW BUSINESS

### A. *Bears*

There have been problems with bears getting into the trash. Sean Andrish commented that it required several calls before SRG responded.

### B. *Trash/Recycling*

Sean Andrish said there were two to four week periods without trash pickups. Noah Orth said the Waste Management service deteriorated and the trash removal service was switched to Timberline. They have been more responsive. There is currently one pickup weekly for trash and recycling. Extra pickups can be scheduled if needed. If the recycling is contaminated, it is dumped with regular trash and the recycling company may start to fine the Association. There was a suggestion to add signage that clarifies the recycling rules. Mike Rafik was not in favor of eliminating recycling. He suggested more frequent service in winter and more visible signage on the entry door.

### C. *Audit*

There has not been an audit in at least six years. Brent Bunte commented that annual expenses are about \$100,000 and an audit would cost about \$8,000, which would increase expenses by 8%. He was willing to meet with SRG and the accounting staff to review the financials in detail. Noah Orth said he could request a bid for an audit if that is the direction from the Board.

*D. Property Management Company Comparison*

Sean Andrish volunteered to explore other management company options. There was not support from the Board or membership for seeking alternative management. Marc Schatz commented that SRG is far better than the original management company.

*E. Landscaping*

Sean Andrish said most of the landscaping is focused on the commercial side of the building. He requested trimming of the trees by the garage and regular mowing of the grass. Noah Orth confirmed that the chokecherries on the garage side are scheduled for trimming. He walked the property with Pete Campbell to review landscaping needs, but some of the land is actually Town of Frisco property. Dale Hendricks mows up to the property line but he could go a few feet further.

*F. Financial Planning*

Sean Andrish said the budget should have been increased 3% - 4% each year to provide funding for large projects such as roof replacement. He felt the Association was underfunded. Marc Schatz pointed out that there have been significant cost increases this year.

*G. Security*

This agenda item was discussed under Section V.A.

*H. Towing*

Sean Andrish said illegally parked cars should be towed. Noah Orth will have Ryan's Towing signs installed in the garage.

**VII. OWNER EDUCATION**

Noah Orth provided information regarding items that should not be put down the garbage disposal.

**VIII. OWNER FORUM**

There was no additional discussion.

**IX. ELECTION OF OFFICERS**

There were no Board seats up for election.

**X. NEXT ANNUAL MEETING DATE**

The next meeting date will be set by the Board.

**XI. ADJOURNMENT**

**Motion:** Mike Rafik moved to adjourn at 9:53 a.m. Sean Andrish seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member Signature