

**Towers at Lakepoint Condominium Owners Association
Board of Directors Meeting Minutes
August 25, 2023, at 9:00 a.m.**

Minutes of the Board of Directors Meeting of the Towers at Lakepoint Condominiums Owners Association held by Zoom video conference call.

Call to Order: Robin Sims, as President, called the meeting to order at 9:06am and noted the official Notice of the Meeting was sent to all members in accordance with the governing documents.

In Attendance:

Bob Wages (201)

David Hill (604)

Jam Paydavousi (205)

Charlie Watkins (606)

Shari Schroeder (207)

Mark Addison (608)

Robin Sims (209)

Management Company (Summit Resort Group, or "SRG"), Kelly Schneweis (Property Administrator) and Kevin Lovett (SRG President)

Quorum and Proxies: With a majority of the Board Members present, a quorum was achieved.

Change to the Agenda: Add Property Management Agreement Tentative Approval.

Property Management Agreement Tentative Approval: Kevin Lovett provided information about the current management agreement renewal. A 10% increase is expected to begin December 1, 2023 – November 30, 2024. The scope of work is the same. The hourly rate increased to \$65 an hour for any services outside of the management contract. SRG is unable to consider a 2-year agreement. All HOA's are on a 1-year contract moving forward. There was an explanation of labor expenses. There is a major shortage of qualified employees and every management company in the area is struggling. The Towers is an account SRG wants to keep and continue to provide quality service to the association. Summit County is in a housing crisis and the labor pool is limited. Manager housing is included in the contract.

The Board is not interested in finding a replacement management company. We are not in control of the economic stability of the nation and the trend is all service agreements are increasing.

There is an assignment provision in the management agreement. If SRG sells to another management company, there is information in the contract for long-term planning.

The approval of the entire contract was postponed until the Board can review each section. The Board approved putting forward the rate increase of 10% in the proposed budget. The management agreement does not renew until December 1, 2023.

Dave moved to approve the 10% increase for the SRG management agreement contract fee. Charlie seconded the motion and with all in favor, the motion carried.

Jam wants to understand the property tax evaluation. He recommended increasing the frequency of property inspections. SRG inspects units 1 time per month in the summer and 2 times per month in winter months. The Board is discussing the inspection process with SRG. There is an existing policy adopted in 2014 that allows HOA management to enter all units. If there is an emergency, SRG is permitted to access the property. If there is not an emergency, notice will be given to owners for unit access.

Discussion and Approval of the 2023-2024 Budget:

The Board reviewed the proposed budget for 2023-2024 fiscal year beginning October 1, 2023 and ending on September 30, 2024. Various expenses were discussed. Insurance is unknown and estimates are anticipated 60 days prior to April 1, 2024 renewal. A 15% increase in insurance was estimated on the proposed budget.

Genera Building Maintenance, Plumbing and Heating are unknown budgeted expense categories. These are usually a best guess estimate from 3-year historical data.

The additional recycling requirements in Frisco have increased trash service expenses slightly. Other utilities were reviewed, and Natural Gas and Electricity were increased based on current expenses.

The association is anticipating ending the year with a net loss of \$14,624. The Board decided to increase the net income on the proposed 2023-2024 budget to replenish the deficit. The Board explained the 10% dues increase.

Dave moved to approve the budget for a total projected operating profit of \$14,624. Charlie seconded the motion. All were in favor and the motion carried.

The Board reviewed the reserve fund proposed budgetary expenses. The anticipated expenses from the Reserve fund is roughly \$146,960 for major maintenance items.

Dave moved to approve the reserve fund proposed budget. Charlie seconded the motion. All were in favor and the motion carried.

Further discussion was held about the dues. Dues are not allocated equally. This year the change in ownership percentage took place due to amending the plat and governing documents. The new calculation is based on total square footage. The square footage was based on the Summit County Assessors website and data, along with the surveying company’s measurements for the additional areas allocated to deeded property for the 3 bedroom units. Expenses are allocated differently between Towers vs. LHU units.

Mark asked the Board about investment strategies. The Board has funds invested in treasuries. We tend to have more investments in certificates of deposits at 4-5%. Investments are backed by the FDIC.

Annual Meeting Items: SRG present the Board a draft Annual Meeting Notice to send to owners for the Annual Meeting announcement. The Board will review these by email and provide revisions as needed. SRG will send notice to owners about the Annual Meeting once approved.

Adjournment: As there was no further business to discuss, the meeting was adjourned at approximately 11:18 am PM. I hereby attest that these minutes are a true and accurate account of the meeting thus held on August 25, 2023. All were in favor to adjourn.



Signed

Secretary

Board Position

10/24/2023

Date