DRAKE LANDING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' BUDGET MEETING #2
Wednesday, August 19, 2026

I. Call to Order

The meeting was called to order by Tim at 11:02 am. Board members Tim Colton, Paula Stjernholm, and Brooks Rarden attended via Zoom. Representing Summit Resort Group were Kevin Lovett & Kathrine Johnson.

II. Owners Forum

Notice of the meeting was posted on the website on August 12, 2026. There were no Owners in attendance.

III. Financials

The June 2026 financials were reviewed again as part of the budgeting process:

A. *Balance Sheet*
Reserves- The current due to Reserve from operations is $7,724, and any excess income is used to pay this down.

B. *June Financials*
Operating Bank balance as of June 30, 2026, is $29,195. The Reserve bank balances are Alpine Reserve $82,929 and the Edward Jones CD $161,093.
P&L reports for operating show YTD actual expenses of $184,724 vs. a budget of $192,150. The expenses are currently under budget ($7,425) for the year. The biggest expense contributors to the savings are Snow Removal ($10K), sewer ($1,440), natural gas ($5,917), and General Building maintenance ($1,296).
Reserve
All of the Reserve contributions have been made YTD. The Reserve expenses were reviewed. Unit E5 experienced a leak in the main fire sprinkler line, and it was fully repaired.

Paula motioned to approve the June 2026 financials, and Brooks seconded the motion. The motion carried and all in favor, yes.

IV. Budget 2027

A. Operating

a. The preliminary 2027 Operating budget was discussed. The Declaration currently sets an insurance deductible cap of $5k, and the Board would like to change that, so the insurance ability of the HOA remains in good standing. Last year's insurance quote with a higher deductible of $25k was about $1k per month lower, which leans into insurance expense savings. The Board directed SRG to contact Altitude Law to discuss the items needed to change the Declaration. The Board also agreed that the change would need to be effectively communicated to the homeowners, and the rationale for the dues increase, to help homeowners understand the budgeting process.

B. Reserve

a. Tim presented the Reserve plan focusing on major capital expenses including roofing, boilers, and fire protection over the next few years. The analysis showed reserve funds would drop by 2028, and if the current projects continue, there are concerns about insufficient funding for unexpected repairs. Therefore, an increase in the Reserve dues contribution amount would be needed to meet the financial needs of the anticipated capital projects.

b. SRG shared the recent Building B & C reroofing bid from NorthWest Roofing. The bids came in at $200k for both roofs. The Board agreed to delay the roof replacements for Building B & C to 2027.

c. Brooks recommended an insurance broker that one of the homeowners had mentioned to him. We should include this carrier in our next insurance quotes.

d. Tim also demonstrated how changing the Reserve dues contributions to the current amount of $110k to $120k per year would impact the profit and loss statement. The Board continued to discuss whether savings from a new amendment removing the insurance deductible should be allotted to the Reserve contributions. The Board reviewed Budget worksheets to model different scenarios and determined that an appropriate increase in the Reserve contribution increase would be needed for financial stability.

e. Brooks proposed a 3% increase to raise Reserve contribution from the preliminary posed increase of $113k to $130k. Tim mentioned the insurance deductible savings. The Board agreed any savings should go into the Reserves for potential major expenses.

V. New Business

A. Legal

a. The Board agreed to contact Altitude Law in response to The Van Allen letter demanding a copy of the meeting Zoom recording. It was confirmed that the recorded meetings are only used as an in-house tool in helping to creating the meeting minutes and that all recordings are discarded afterwords.

b. The Board also agreed to implement a three-minute time limit for homeowner comments in future meetings, including the annual meeting, and will ask homeowners to submit topics in advance for better preparation.

VI. Next Board Meeting Date

Next Meeting Date/ Times are as follows:
Friday, August 28, 2026, at 11:00 am via Zoom. (Budget Meeting #3)
Thursday, October 17, 2026, at 10:00 am via Zoom. (Annual Meeting)

IV. Adjournment

With no further business, Tim moved to adjourn the meeting at 11:54 am.

Approved: __________________