

DRAKE LANDING ASSOCIATION  
BOARD MEETING AGENDA

May 20, 2022

10:00 am Property Walk

2:00 pm BOD Meeting

Minutes

I. CALL TO ORDER

- (a) The 10:00 property walk was postponed due to inclement weather
- (b) The meeting was called to order at 2:04
- (c) Board member in attendance:
  - (i) Brooks Rarden
  - (ii) Tim Colton
  - (iii) Laura Snow
  - (iv) Brett Amedro
  - (v) Bruce Anderson
- (d) Other in attendance:
  - (i) Kevin Lovett, Summit Resort Group
  - (ii) Steve Wahl, Summit Resort Group

II. OWNERS FORUM

- (a) Other than board members, no other owners were in attendance

III. APPROVE MINUTES FROM LAST MEETING

- (b) February 4, 2022 minutes
- (c) A motion was made to approve the 2/4/22 meeting minutes, the motion was seconded and approved unanimously

IV. FINANCIALS

- (a) Year-to-date March 31, 2022
- (b) Balance Sheet
  - (i) The operating balance is \$19,313
  - (ii) The reserve balance is \$302,801
- (c) Profit & Loss vs. Budget
  - (i) There was \$85,967 of actual expenses vs. a budget of \$80,019 of budgeted expenses, this was a \$8,948 (7%) overage
  - (ii) Areas of significant expense variance:

1. 525 Trash, \$647 over budget
  2. 527 Snow Removal Parking, \$7,550 under budget
  3. 527 Snow Removal Sidewalk, \$6,057 over budget
  4. 528 Roof Snow Removal, \$990 over budget
  5. 529 Security/Fire Safety, \$2,250 under budget (in home sprinkler head inspections have been done so this expense will be higher)
  6. 530 Gas, \$5,401 over budget
  7. 531 Electric, \$2,718 over budget
  8. 532 Genl Building Maint, \$570 over budget
  9. 533 Plumbing & Heating, \$650 under budget
- (d) Accounts Receivable
- (i) All current
- (e) Were there snow removal expenses charged to the right accounts since some are over and some are under.
- (f) Why did the trash expenses vary so much compared to budget?

## V. MANAGING AGENTS REPORT

- (a) Completed items / Report items
- (i) Fire Sprinkler system repairs, completed, awaiting the in unit inspection reports.
  - (ii) In home fire sprinkler inspections conducted
  - (iii) Spring cleanup in process
  - (iv) Community locks all set to same code (3 trash & spa door)
  - (v) Hot tub cover

## VI. RATIFY BOARD ACTIONS VIA EMAIL

- (a) 3-16-22 2022-23 Insurance Renewal
- (b) A motion was made to ratify the board actions via email. The motion was seconded and approved unanimously.

## VII. OLD BUSINESS

- (a) SRG has ordered hot tub covers
- (b) Need updated timing on the delivery
- (c) One of the covers is in really bad condition
- (d) Is there a substitute manufacturer?
- (e) What is cost/viability of a floating cover?
- (f) Is there a boat upholstery or awing company that could repair the existing covers? Permanent or short term?
- (g) Tim lives in Ft. Colins and could assist with an boat awning supplier.

## VIII. NEW BUSINESS

- (a) Projects (2022 and upcoming years)
  - (i) Awaiting final bids from Northwest Roofing, Gold Rock and EmpireWorks
    - 1. Do the bids include the correct heat tape and hot edge requirements?
    - 2. Is TPO being used appropriately in the bids?
    - 3. How high up on the walls is TPO to be placed?
    - 4. Hot Edge should be added to the north side of the D building?
    - 5. An additional meeting with SRG, NW Roofing, Bruce and any other board members who wish to attend is being scheduled for June 3, 2022 before the rescheduled property walk.
  - (ii) Lawn, pet relief area
    - 1. Pet relief area
      - a. The grass looks bad from dog urine
      - b. Should an additional strip of cobbles be added?
  - (iii) Additional tree planting
- (b) Parking
  - (i) No long vehicle parking signs
  - (ii) Commercial vans and Sprinter van policy
  - (iii) Some of the D building garages may not be able to exit their garages, B12 garage has been blocked in the past
  - (iv) Should “compact car only” signs be added to some spots?
  - (v) Do owners know that SRG has keys for garage access?

## IX. NEXT MEETING DATE

- (a) Rescheduled property walk – June 3, 2022 10:00 am
- (b) Roof meeting with NW Roofing – June 3, 2022 9:00 am
- (c) Budget meeting – August 26, 2022 2:00 pm

## X. ADJOURNMENT

- (a) A motion was made to adjourn the meeting, the motion was seconded and approved unanimously.
- (b) The meeting adjourned at 3:07.