

Meeting of Chateau Acadian Board of Directors

Summit Resort Group

November 6, 2020

12:00 pm

I. Call to Order

The meeting was called to order at 12:02 pm. Jim Watson, Jim Durning, Sandy Nelson, Bob Lagneaux, Kristine Koblenzer, and Kristina Minchow attended via Zoom videoconference. Katie Kuhn and Kevin Lovett represented SRG.

II. Owners Forum

No owners were present.

III. Approval of Meeting Minutes

The minutes of the 9-18-20 board meeting were reviewed. Jim Watson made a motion to approve as amended. Bob seconded and the motion carried.

IV. Financial Report

- I. September 30, 2020 close financials report that we have \$9,584 in Operating and \$36,410 in the Reserve Account.

The Roof Reserve account has a balance of \$20,500.

- II. September 30, 2020 Profit and Loss reports \$76,860 of actual expenditures vs. \$78,466 of budgeted expenditures which is favorable to budget by \$1,605

Major areas of variance:

- Insurance - \$1,392 over
- Water - \$1,319 over due to timing
- Roof Snow Removal - \$1,000 under
- Repair and maintenance - \$1,556 over due to carpet cleaning
- Contingency - \$1,196 under

- III. All reserve contributions have been made.

- IV. A/R is good. Negative balances are prepaid. SRG will look into who has paid the monthly rental surcharge. It was noted that the surcharge has been reduced by half due to the hot tub area being closed.

- V. 2021 Budget was reviewed and passed without a dues increase. The reserve contribution was reduced in order to allow for one year without an increase. Jim W. moved to approve the budget as discussed, Kristina M. seconded and the motion carried.

- VI. The MCR was reviewed. It was noted that some rotted deck boards by the Owner's Lounge will need replaced in 2021, there may need to be repairs made on the stairs at the rear, and the lattice at the front should be replaced soon.

V. Managing Agents Report

Completed items

Pest control for pack rat

Boiler drain installed
Repaired leak from hot tub heater line
Roof inspection
Parking lot drainage repair
Skip trace investigation for George Goodwin
Dumpster lids changed

VI. Actions via Email

- None since the last board meeting.

VII. Old Business

- The skip trace for George Goodwin was completed and no assets were found. Russ Bean recorded the judgement against him though, which will prevent him from purchasing property in Colorado.

VIII. New Business

- Emotional Support Animals were discussed. A renter in unit 104 requested approval for an ESA, which was approved if proof of an on-going therapeutic relationship is provided. The Board would like an attorney opinion on emotional support animals and how they relate to the HOA.
- Sandy moved to approve \$1,900 in roof repairs. Jim W. seconded and the motion carried.
- An estimate for pest control was reviewed and tabled.
- The Board has drafted a letter to be sent to owners who rent their unit without the assistance of Summit Resort Group. SRG will distribute the letter.
- County COVID-19 restrictions stipulate that rentals are limited to 10 people from no more than two different households. Robin will keep an eye on compliance and monitor the parking lot.

IX. Next Meeting Date

The next board meeting was scheduled for February 19th at 12:00pm.

X. Executive Session

The Board entered executive session at 1:33pm. Summit Resort Group left the meeting.

XI. Adjournment

With no further business, at 1:52 pm, the meeting was adjourned.

Approved: _____2/19/2021_____