

Meeting of Chateau Acadian Board of Directors

Summit Resort Group

September 18, 2020

12:00 pm

I. Call to Order

The meeting was called to order at 12:05 pm. Jim Watson, Jim Durning, Kate Schulte, Sandy Nelson, Bob Lagneaux, Kristine Koblenzer, and Kristina Minchow attended via Zoom videoconference. Katie Kuhn, Kevin Lovett, and Kevin Carson represented SRG.

II. Owners Forum

No owners were present, but Robin with SRG introduced himself through Zoom. He will replace Bernie starting in October.

III. Approval of Meeting Minutes

The minutes of the 7-24-20 board meeting were reviewed. Jim Durning made a motion to approve as amended. Jim Watson seconded and the motion carried.

IV. Financial Report

- I. July 31st, 2020 close financials report that we have \$8,641 in Operating and \$32,756 in the Reserve Account.

The Roof Reserve account has a balance of \$16,000. SRG sent a reminder out a few days ago regarding the \$1,500 that is due before year end.

- II. July 31st, 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 - \$1,019 over due to timing
- Water - \$1,319 over
- Roof Snow Removal - \$1,000 under
- Landscaping \$1,416 over due to timing

- III. All reserve contributions have been made.

- IV. A/R is good. Negative balances are prepaid.

V. Managing Agents Report

Completed items

- Water spigot repaired
- Common area decks cleaned
- The hot water heater tank was removed from dumpster, Bernie will try to identify who dumped the water heater and re-bill back to the owner.
- Irrigation shut down for the season
- Gutters cleaned out
- Leak on hot tub boiler repaired
- Dumpster door repaired from bear damage
- Comcast pedestal has been moved from under deck to the top

Pending Items

- Parking lot drainage gate repair. A Peak bid \$5,000 to repair, but they suggested patching the problem areas with concrete. Kevin is working on finding another contractor who can do the repairs.
- Roof inspection and shingle repairs are scheduled for next week.

VI. Actions via Email

- None since the last board meeting.

VII. Old Business

- SRG has been tracking registered pets as reported by owners. There is a Google Doc and a document maintained by SRG. SRG will send to the Board and update the Google Doc with the SRG information.
- Russ Bean has reached out to an investigator and is waiting to receive a report.
- The Board will review SRG leases. They are in 90-day terms, subject to renewal only if there are no issues and approved by the Board. It was noted that the hot tubs are currently closed, which should be noted in writing on the lease.

VIII. New Business

- An owner has requested to install two security cameras at his unit pointing into the hallway and back deck. Privacy concerns were discussed since it would be a private camera and not an HOA camera. Sandy moved to deny the request and suggest installing the camera inside the unit. Jim Watson seconded and the motion carried with all in favor.
- The snow plowing contract was reviewed with RKR with no increase, at \$490 per month. The Board asked that the plow company uses the rear of the parking lot for snow storage instead of parking spaces by 101 and 116. Sandy moved to approve the contract, Kristina seconded and the motion carried with all in favor.
- There was a pack rat in unit 115, owners should be aware that it may have gone to another unit after being removed from 115.
- The exterior doors are drafty and snow sometimes enters through the cracks. Kristine was curious as to whether other owners have similar issues. It does not appear that doors are HOA responsibility but SRG will check the Declarations and report back to the Board.
- The Board would like to do a going away or housewarming gift for Bernie after his time at Chateau Acadian. This will be discussed further in depth during the executive session.
- There have been no changes to the hot tub opening guidelines from the CDC. There has not been a definitive opening date set. It was noted that there would be no coverage from our insurance regarding a COVID lawsuit, even if frivolous which is primarily why the Board has chosen to keep the area closed.

IX. Executive Session

The Board entered executive session at 1:02pm. Summit Resort Group left the meeting.

X. Next Meeting Date

The next board meeting was scheduled for November 6th at 12:00pm.

XI. Adjournment

With no further business, at 1:35 pm, the meeting was adjourned.

Approved: _____ 11/06/2021 _____

