DRAKE LANDING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' BUDGET RATIFICATION MEETING MINUTES
Wednesday, November 4, 2026

I. Call to Order

A. The meeting was called to order by Tim at 9:01 am. Board members Tim Colton, Paula Stjernholm, and Brooks Rarden attended via Zoom. Representing Summit Resort Group were Kevin Lovett & Kathrine Johnson. Homeowners in attendance are Steve & Sharon Meyer from Unit C5, and Winston White from Unit E2.

II. Approval of Minutes

A. The Board reviewed the Budget Meeting Minutes dated August 19, 2026 and August 28, 2026.
Paula motioned to approve both sets of Board meeting minutes, and Brooks seconded the motion. All in favor, and the motion carried.

III. Ratify Board Actions Via Email

A. Both sets of actions via email were reviewed, 10/05/2026 Community Building Automated Announcement System and the10/20/2026 Building C Hot Water Tank Replacement.

Brooks motioned to ratify both Board actions via email, and Paula seconded the motion to ratify the actions. All in favor and the actions were ratified.

IV. Financials & 2027 Budget Ratification

A. 08/2026 Year to Date Financials

i. 08/2026 Year-to-Date Financials were reviewed. The 2026 close reports, and the Balance Sheet shows an operating balance of $33,883, Reserve balances $244,573, Accounts Payable balance ($4,669), Due to Reserve $5,412 from Operating.

ii. The Profit & Loss Operating Expense vs. Budget Report of 08/2026 expenses shows $234,369 of actual expenses vs. $247,260 of budgeted expenses, favorable to budget by ($12,990).

iii. The Operating Actual Expenses vs. Budgeted Expenses Variance shows the following items: Insurance remains under budget ($1,932); Water under budget ($923); Sewer under budget ($2,160); Trash Removal over budget $914; Parking Snow Removal remains under budget at ($4,400); Sidewalk Snow Removal remains under budget at ($5,887); Roof Snow Removal remains under budget ($4,300); Fire Life & Safety over budget $3,124; Natural Gas budget ($6,018); Plumbing & Heating expense budget of $6,016; Electrical under budget ($1,462); Landscaping over budget $4,395; Grounds & Maintenance over budget $1,921; Club House/ Hot Tub supplies & Repair combined under budget ($835).

iv. The Profit & Loss Reserve Income reports the Reserve Dues collected of $73,336, which represents 100% of the year-to-date collections. The Reserve Interest Income comprises $7,141 and the Resale Reserve Contributions (from sales) $2,077.

v. The Reserve Expenses vs. the Budgeted Expenses included Boiler Repairs/ Replacement $18,522 (A-Circulation pump, D-expansion tank); Domestic water building C $1,410 (14- gallon domestic water expansion tank); Fire Systems Building A $7,869 (Expansion tank); Water Heaters $23,363 (Building B & misc. projects); Trash Recycle Enclosure $3,956 (½ in 2025 & ½ in 2026); Unit E5 Sprinkler Line Incident $4,531; Reserve Expense other projects comprise $6,102 (Circulation pump, hot water line, etc.)

B. 2027 Budget Ratification

i. The 2027 Budget and Capital Reserve Plan were presented in the October 17, 2026, Annual Meeting and items were discussed in detail. At that time, there were no homeowners who objected to the budget. Moreover, SRG mailed each homeowner the budget package on August 22, 2026 and it was also shared electronically to all homeowners.
Tim motioned to ratify the budget as presented, and Paula seconded the motion. All in favor, yes, and the budget is ratified.

V. Managing Agents Report

A. Completed items include annual fire alarm testing, Building C water heater replacements, roof inspection, insurance deductible change notices sent, and the community building painting.

VI. Old Business

A. Building C Domestic Hot Water Tanks were replaced by Premier Plumbing, and part of the project was to replace the flooring under those two tanks. BW Enterprise performed the flooring work.

B. Governing Document Insurance Deductible Letter and Ballot were mailed out to each homeowner. Each homeowner is to fill out their ballot supporting or opposing the proposed governing document change for insurance deductibles. At this time, thirteen (13) ballots in favor of the change have been received. The HOA must receive 67% or more of the homeowners' support by December 18, 2026, to make the declaration change. SRG will send out a reminder to all homeowner to submit their ballot.

VII. New Business

A. Building C Boiler Replacements & Mechanical Room Flooring Replacement – Discussions include the plan and process for Premier Plumbing to replace the existing three (3) gas boilers with two (2) high-efficiency boilers. BW Enterprise will perform the remaining mechanical flooring replacement. The timeline includes shutting off and removing the boilers on Monday, November 9th. On Tuesday, November 10th, and Wednesday, November 11th, the flooring will be replaced. On Thursday, November 12th, one boiler will be installed, and on Friday, November 13th, the second boiler will be installed. During this time, the building will not have heat from Monday through Thursday, and domestic hot water will be limited the first day or two, likely running out by day two or day

three. We ask the homeowners to please use the hot water sparingly during this time. SRG will send communication to the Building C homeowners when the project is fully completed

B. Spa Signage – Details of the proposed Community Building spa signage were included in the meeting packet, and the board is still finalizing the details. Part of the decision depends on the verbiage used and what type of access controls are used at the building.
C. Roof Inspection – Per the roof inspection, the Board originally decided to move forward with Building B roof replacement in 2027. However, after reviewing unexpected capital needs, it has been rescheduled to 2028.
D. Hot water Line Leak in Unit B13 – The homeowner contacted SRG about a water spot they noticed along their wall near the kitchen. Premier Plumbing was called out, and they opened a small hole in the ceiling. The domestic water line had a pinhole leak, and a portion of that line was replaced. The ceiling and drywall were repaired by HT Home Improvements.
E. Snowplow Contract – Lozano Snowplow offered a two (2) year service agreement at $2,900.
Paula motioned to approve the Lozana Snowplow agreement for two years, and Brooks seconded the motion. All in favor, yes and the motion carried.
F. Fire Sprinkler Protection Deficiencies– WSFP found several deficiencies in the building's fire systems, and the most important item to cure is the antifreeze addition. Their team originally quoted $114k, and we asked them to break down the most urgent items for 2026. They came back at $60k. SRG bid out to Element Fire, and they offered a bid to refill the antifreeze/ glycol for $8,770.
Tim motioned to approve the Element Fire Systems bid, and Brooks seconded the motion. All in favor, yes, and the motion carried.
G. Allocation of Insurance Deductible – As discussed in the Annual Meeting, there is a policy from the State of Colorado, recommended by Altitude Law, that allows the Board to allocate the insurance deductible to a homeowner who is deemed responsible for the loss. However, part of the challenge is determining what type of loss occurred; for example, a homeowner left a burning candle on their balcony deck, and it subsequently damaged the building/units. If this policy is not implemented, then in the event of an HOA insurance claim, the deductible costs would be allocated to all homeowners for payment. The Board would like to send communication to the homeowners to further discuss concerns about implementing this policy, what type of HO6 policy the homeowner would need, and what is covered as part of the interior unit
H. Landscape Committee – Landscape Committee – During the last meeting, the Board discussed creating a sub-committee, the Landscape Committee. The Board will create the parameters for the committee to use, including but not limited to purpose, timeframe, and “bones of contention”. Tim has offered to draft the charter and send it to Board members for review.
I. Access Control System for the Committee Building – Recently, there was a late-night reported use of the hot tub areas. We are not sure whether they scaled the fence for access or stayed beyond the shut-off time. Tim offered further ideas to deter this after-hours illegal use of the spas, including installing a coded lock on

the interior door, installing a key fob system where homeowners are assigned a registered FOB for access, and/or installing a DIY system to shut off the spa bubbles. The challenge in installing the high-end magnetic lock system with FOB's is that the Community Building doesn't have internet access. Brooks commented that Starlink may be an option, and Paula agreed this would be a good alternative. Tim will check into this option, along with disengaging the spa bubbles.

VIII. Owners Forum

A. The Board opened the meeting for homeowner comments, and Steve Meyer expressed appreciation for the Board's work for the community, including obtaining bids for fire system deficiencies. SRG reported a recent report of a homeowner using the common areas for pets. The Board also noted that homeowners may have pets only if they have ESA animals. Winston White in Building E reported finding on many occasions when arriving at his unit, his neighbor's dog was left to roam freely in the common area/stairwell. He has also reported foul smells in the area and cleaned the stairwell carpet because of the dog's odor. The Board will discuss how to handle this situation, leaning heavily on the Declaration, By Laws and community rules/ regulations.

IV. Next Board Meeting Date

V. Adjournment

With no further business, Paula moved to adjourn the meeting at 10:25 am.

Approved: _____