

**DRAKE LANDING CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
Friday May 21, 2021

**I. Call to Order**

The meeting was called to order at 2:00 pm. Board members Bruce Anderson, Tim Colton, Laura Snow and Brett Amedro attended via zoom. Representing Summit Resort Group were Kevin Lovett and Rob Loeb. It was noted that the Board and management met for a property site tour at 10:00 this morning.

**II. Owners Forum**

Notice of the meeting was posted on the website. No Owners other than Board members were present.

**III. Approval of Minutes**

The next item of business was the review of the meeting minutes from the February 5, 2021 Board of Director meetings. Upon review, Tim moved to approve the minutes as presented; Bruce seconded, and the motion carried.

**IV. Financials**

Association financials were reviewed as follows:

*April 30, 2021 Close Financials:*

April 30, 2021 close financials report that Drake Landing has \$8,224 in operating and \$263,642 in Reserves.

The April 30, 2021 P& L vs Budget reports \$103,910 of actual expenditures vs \$112,174 of budgeted expenditures resulting in a year end operating expense underage of \$8,264.

The “Due from Operating to Reserves” line item on the Balance Sheet was discussed. It was noted that the Balance sheet is carrying \$27,755 owed from operating to Reserves. The Board agreed to continue to carry this on the balance sheet with the goal to make transfers to reserves as cash allows.

**V. Managing Agents Report** – The following items were reviewed under the managing agents report.

*Completed items;* Completed items since the last Board meeting, in addition to the routine day to day item, include:

- Fire sprinkler system inspection; it was noted no follow up repairs necessary
- Fire extinguisher inspection
- Insurance renewal

*Report items;* The following items were reported on:

- Hot tubs are open
- Landscape clean up underway

## **VI. Ratify Board Actions Via Email**

Tim moved to ratify the following actions completed via email:

5-13-21 hot tub opening, approved

3-11-21 2020 tax return, approved

Laura seconds and the motion passed.

## **VII. Old Business**

The following Old Business items discussed:

A. Roofs, snow slides and snow bars; The Board discussed the snow slides that occurred this past spring in the valleys of the new roofs of the A and E Buildings. Northwest Roofing provided proposal to install snow stop bars. Upon discussion, the Board approved the installation of snow stop bars on 2 sections of the A building and 2 sections of the E building.

## **VIII. New Business**

The following New Business items were discussed.

A. 2021 Projects; Project planning for 2021 was discussed. The following projects are planned for 2021:

-Asphalt; Asphalt patching, crack sealing, sealcoat and restripe will be completed this summer.

-Concrete curb repairs; Various concrete curb repairs will be completed this summer.

-Concrete sidewalk section replace; Sections of the outer sidewalk on the northeast side of complex between C and D buildings will be replaced. Reinforcement will be added as snowplows drive over this section.

-Roof inspection; SRG will contact Northwest Roofing to complete inspection of roofs. A report will be generated for each building stating repairs needed as well as expected remaining life of each roof. Northwest will be asked to pay particular attention to the D Building and the areas on the D Building which have experienced leaks.

-Exterior painting; SRG will obtain painting bids to address the following scope:

-A Building; wood beams (2) on west side over and net to Ten Mile Dental

-B Building; west side green sections

-C Building; option 1 paint C building in full

; option 2 paint sections as follows:

-All deck railings, posts (not underside of decks)

-All fascia

-Paint green on south, east and west sides in full

-Touch up red on front (west) side

-Touch up front (west) side brown and green

-D Building; All brown on east side

Replace board and touch up green over C 6 entry

Touch up paint red above D 8

Touch up over D 2/D4 entry green

Touch up north side red

-E Building; paint in full  
-Dumpster buildings; touched up  
-D Building ID sign; The ID sign on the south facing side of the D Building will be refurbished.

B. "Long vehicle" parking in spots across from D Building south facing garages; It was noted that when long vehicles park in the parking spots across from the south facing D Building garages, it is very difficult for the Owners to exit their garages. An email will be sent to all Owners reminding them that vehicles are required to be parked in garage spaces and request to all to please not park long vehicles in these parking spaces as it creates a challenge for those exiting their garages.

C. 2021 Annual Owner Meeting; Plans for the 2021 Annual Owner Meeting were discussed. Based on Owner feedback and increased attendance, the meeting will be held via Zoom.

D. Reserves/ roof replacement; The Board discussed reserves and future roof replacements. This will be discussed further once roof inspection reports are reviewed, and estimated roof remaining lives are known.

E. Solar; The Board discussed the possibility of adding solar energy. Upon discussion, it was noted that this will not be pursued at this time due to the initial large expense and long (estimated 20 year) payback.

F. Dog kill spots on grass; It was noted that there are many dead spots in the grass from dog urine. An email will be sent to all Owners reminding them that only Owners are permitted to have pets (renters, tenants and guest are not permitted to have pets) and to please take pets off property to potty or use the pet relief area.

**IX. Next Board Meeting Date**

The next Board meeting will be held Friday August 27, 2021 at 2:00 pm.

**X. Adjournment**

With no further business, Bruce made a motion to adjourn the meeting at 2:26 pm. Brett seconded and the motion carried.

Approved: \_\_\_9-10-21\_\_\_