DRAKE LANDING ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 17, 2026

I. CALL TO ORDER

The meeting was called to order at 10:04 a.m. via videoconference.

Board members present were:

Tim Colton, President, D10	Paula Stjernholm, Vice President, A1
Brooks Rarden, Secretary, B10	Stephanie Bristley, Member, C3

Owners present were:

Michael Bernstein, A4	Michael Rogers, A11
Gordon Haines, B1	James Davenport, B5
Karen Gerken, B6	Bruce Anderson, B8
Reese Van Allen, B9	Alan Mendoza, B13
Kristen Cotton, B15	Alexander Beach, C7
Willis Bennett, D4	Michael Jackson, D14
Winston White, E2	Cristy Meyer, E10

Proxies were received for A3, A5, B4, B14, B16, C2, D6, D12, E5, E7, E11, E12, E13 and E15.

Representing Summit Resort Group (SRG) were Kathrine Johnson and Kevin Lovett. The minutes were transcribed from recording by Summit Management Resources.

II. PROOF OF NOTICE/CERTIFICATION OF QUORUM

Notice of the meeting was mailed on September 17, 2026. With 68.9% of the membership represented in person or by proxy, a quorum was established.

III. PRESIDENT'S REPORT/INTRODUCTIONS

Tim Colton introduced the Board and Summit Resort Group (SRG) representatives and reviewed the proposed 2027 Budget and changes being considered for the Capital Plan.

A. Operating Costs and Landscaping

The primary drivers of operating costs include insurance, natural gas, on-site staffing, amenities, sewer, and parking lot snow removal. The largest proposed budget increases are for insurance, natural gas, plumbing and heating, internet service, and landscaping, which encompasses routine maintenance, irrigation, and tree care.

An owner subcommittee will review landscaping options including additional color planting and selective xeriscaping by comparing initial installation costs against ongoing maintenance expenses.

Action Item: Kathrine Johnson will collect volunteer names and coordinate formation of the landscaping subcommittee.

B. Boilers and Capital Reserve Plan

Tim Colton said most of the boilers will need to be replaced within the next five years. The cost for replacing three boilers with two high-efficiency boilers is estimated at $84,000 per building, based on quotes from our plumbing contractor. The project would be funded from Reserves. To avoid the need for a Special Assessment, annual Reserve contributions are proposed to increase from $110,000 to $132,000.

Tim Colton clarified that Building B's recent work involved water heaters, not boilers. SRG and the Board now verify service restoration with residents before issuing completion notices. Water heater replacement was completed in Building C, but deteriorated subflooring was discovered that required structural reinforcement. One boiler was shut down and the other two were still operational. Plumbers recommend replacing the nearly 30-year-old boilers rather than reinstalling them. To accommodate this within Reserves, roof replacement for Building B and the Community Building may be deferred. The Building C work will require a multi-day heat and hot water shutdown.
Action Item: Kathrine Johnson will distribute the updated Capital Plan and notify owners of the Building C work schedule and service interruptions once firm dates are confirmed.

C. Dues and Insurance

The proposed dues increase reflects higher Operating expenses and Reserve contributions, with residential assessments also covering internet and community building amenities unavailable to commercial owners. A proposed Declaration amendment would remove the $5,000 deductible limit. Tim Colton noted that this amendment requires approval by a supermajority of owners. Ballots will be distributed separately and are due December 18, 2026. The proposed 2027 Budget currently assumes the existing deductible, and any potential premium savings will be evaluated against future funding needs.

Tim Colton reviewed the policy adopted by the Board allowing deductible allocation to the responsible owner, which was recommended by the Association's attorney. Reese Van Allen and Willis Bennett questioned Board discretion, owner recourse and prior consultation, and requested further discussion with counsel. Tim Colton clarified that losses without a clearly responsible party would generally remain an Association expense.
Action Item: Tim Colton and the Board will review written owner concerns about the deductible allocation policy and share their response with owners.

IV. APPROVE MINUTES OF LAST ANNUAL MEETING

Motion: Karen Gerken moved to approve the October 11, 2025 Annual Meeting minutes as presented. Gordon Haines seconded and the motion carried.

V. FINANCIAL REPORT

A. Balance Sheet as of August 31, 2026

Kathrine Johnson reported Operating cash of $33,883 and combined Reserve balances of $244,574. Accounts payable were $2,548, and the amount due to Reserves was $5,412.

B. Profit & Loss Year-to-Date as of August 31, 2026

Year-to-date Operating expenses were $234,269 against a budget of $247,260, resulting in a favorable variance of $12,991, primarily due to snow removal savings. Gas, Utilities and

General Maintenance were also favorable. Unfavorable variances included Plumbing and Heating ($6,016), Landscaping ($4,398), Security and Fire Safety ($3,124) and Grounds and Parking Maintenance ($1,921).

Reserve expenditures included $23,363 for Building B water heaters, $18,522 for a Building A circulation pump and Building D expansion tank, $7,869 for Building A fire system work and $5,800 for the E5 sprinkler line leak. There were also expenses for the recycling enclosure and sprinkler and domestic water repairs.

C. Proposed 2027 Budget

The proposed 2027 Operating Budget totals $375,014, an increase of $24,011 (6.8%) over 2026. The annual Reserve contribution is proposed to increase from $110,000 to $132,000. The proposed monthly dues adjustments are $0.50 to $0.54/sq.ft. (8%) for Commercial and $0.53 to $0.59/sq.ft. (11%) for Residential. The revised Capital Plan will be distributed to owners, followed by a Budget Ratification Meeting 30 days later. Notice will be provided through the Summit Resort Group website, packet, email and postal mail.

VI. MANAGEMENT REPORT

Kathrine Johnson reported completion of the following:

1. Insurance renewal, DORA renewal, the annual report and 2025 tax returns.
2. Exterior stone facade repairs.
3. Replacement of two Building B water heaters.
4. Fire sprinkler, fire alarm and fire extinguisher inspections and annual backflow testing.
5. Solar panel installation on the enclosure and roof inspections.
6. Recycling cost reductions and upgraded internet service for homeowners.
7. Building B fire panel replacement.
8. Tree trimming, fertilization and systemic insecticide treatments.
9. Building C water heater replacement.

VII. OLD BUSINESS

Painting of the Community Building has been completed.

VIII. NEW BUSINESS

A. Declaration changes to Insurance Policy requirements

This agenda item was discussed under Section III.C.

B. Roofing project Spring 2027

This agenda item was discussed under Section III.B.

IX. OWNER EDUCATION

Kathrine Johnson recommended that owners review the insurance information with their HO-6 carriers, including coverage for assessments related to an Association deductible.

Additional owner reminders included:

1. Glass is now included in regular recycling without a separate collection charge.
2. Share House Rules with tenants and guests and be considerate of neighbors.

3. Only owners may keep pets, except for permitted assistance animals. Owners with tenants requiring an assistance animal were asked to notify SRG.
4. Park vehicles front bumper in and keep garage spaces available for vehicle parking.
5. Do not stain deck surfaces.
6. The hot tubs and Community Building close at 10:00 p.m. Recorded reminders now play at 9:45 p.m., 9:55 p.m. and 10:00 p.m. The hot tub jets may be re-programmed to shut down at 9:45 p.m.

X. ELECTION OF DIRECTORS

Paula Stjernholm was the only candidate for the open Director position.

Motion: Brooks Rarden moved to reelect Paula Stjernholm by acclamation. James Davenport seconded and the motion carried.

XI. OWNERS FORUM

Owners raised the following questions and concerns.

1. Reserve Funding and Roofing - Bruce Anderson asked about Reserve balances and roofing schedules. Tim Colton said owners will receive the revised Capital Plan.
2. Assessment Allocations - Alex Beach questioned how insurance changes and assessments affect deed restricted units. Tim Colton explained that expenses are allocated by square footage regardless of deed restrictions. Gordon Haines suggested equal allocation for some shared services, which Tim Colton said would require a Declaration amendment.
3. Hot Tub Temperature - Alex Beach reported that the hot tubs were not warm enough.
   Action Item: Kathrine Johnson will discuss the hot tub temperatures with Dale Hendricks.
4. Landscaping - Connie Anderson submitted suggestions for additional color planting and xeriscaping, which will be reviewed by the landscaping subcommittee.
5. Meeting Notices - At Reese Van Allen's request, Tim Colton agreed to send email notices and Zoom links for open Board meetings, including budget meetings, in addition to posting them on the website.
   Action Item: Kathrine Johnson will send the email notices.
6. Tree Removal and Prior Minutes - Reese Van Allen requested an amendment to the previous Budget Meeting minutes to reflect an earlier statement that trees behind Building B were removed to improve upper floor views. Tim Colton has clarified that Reese quoted him out of context. Here is his clarification:

   > *Here is my recollection of the discussion during the August budget meeting, in which I commented about "million-dollar views" from upper-level units. We were discussing how the Board makes decisions about landscaping. My comment was "that a tree which provides shade to one owner might block the million-dollar views of another owner. But that does not factor into the Boards' decision-making process. We remove landscape elements (trees, shrubbery, etc.) because they are damaging a building, encroaching on a sidewalk, or posing safety hazard."*

   Brooks Rarden explained that the trees were overcrowded and limbs were rubbing on the building and decks. Bruce Anderson clarified that he had not requested their removal. Reese Van Allen and Gordon Haines requested that affected owners be consulted before future landscaping changes are made.

XII. NEXT MEETING DATE

Motion: Tim Colton moved to hold the next Annual Meeting on October 16, 2027. Gordon Haines seconded and the motion carried.

XIII. ADJOURNMENT

Tim Colton moved to adjourn the meeting at 11:52 a.m.

Approved By: _____ Date: _____
Board Member Signature