

LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 17, 2021

I. CALL TO ORDER

The meeting was called to order at 4:00 pm.

Board members in attendance were:

David O'Sadnick – 734B

Patrick Tully – 738E

Hal Roseman – 742A

Jamie Cox – 742D

Dan Robertson – 753B

Cindy Meinders – 757B

Owners in attendance were:

Richard and Diane Foote – 738A

Jim Powell – 746B

Max Stappler – 745B and 749-1E

Ken Raggio – 757A

Representing Summit Resort Group were Kelly Schneweis, Kevin Lovett and Mark Conley.

II. APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the minutes from the September 22, 2021, Board Meeting. Upon review, a motion was made by Hal Roseman (742A) to approve the minutes as written. Dave O'Sadnick (734B) seconded and with all in favor, the motion carried. The September 22, 2021, Board Meeting Minutes were approved.

III. OWNER OPEN FORUM

Notice of the meeting was posted on the website and emailed to Owners.

Richard 738A – thanked the Board for working with his tenants on the vehicle classification. The owner provided documentation suggesting the truck was a 2500 Ram and is permitted to park in the association.

Jim Powell (746B) – Made a comment the parking lot has turned into a used car lot and owners are not abiding by the parking policy and the Board is failing to enforce. A reminder the Parking policy say everyone's primary parking space is in the garage. Jim would like the Board to enforce the parking policy as it is written.

Hal Roseman (742A) – Stated there are a number of owners in the property that feel they are being targeted about parking enforcement and wants to make sure the parking rules are fair and the process to notify homeowners is uniformed.

Ken Raggio (757A) – Suggested to the Board to utilize a Borescope should there be a need to inspect future building foundation and drill a hole in the wall to inspect wingwalls to hopefully eliminate the need for major foundation repairs. Ken also thanked the Board for the work completed at the building 757.

Dave O'Sadnick (734B) stated we learned a lot during the 757 Building project and will take appropriate steps when investigating future projects.

IV. REGULAR BUSINESS

A. Financial Report:

Year to Date Financials; September 30, 2021, close financials were reviewed as follows:

Balance Sheet:

September 30, 2021, Balance sheet reports:

Operating Account, Alpine	\$126,716.37
Reserve Account, Alpine	\$152,871.94
Wells Fargo Reserves	\$145,009.77
First Bank Reserve	\$240,708.41
Eastern Co Bank CD's	\$109,312.59
7004 Eastern Co Bank CD's	\$108,610.22

Profit and Loss:

September 30, 2021, close Profit and Loss statement reports \$188,425.31 of actual expenditures vs. \$183,082.75 of budgeted expenditures resulting in an unfavorable balance of \$5,342.56 year to date.

The year-to-date General Ledger was presented, and areas of major expense variance were reviewed.

Accounts Receivable is good with some owners prepaying HOA dues. All Reserves transfers are current year to date.

The Board asked for SRG to correct two postings from the operating account under pool maintenance for hot tub repairs and relocate to the reserves account. SRG will make these corrections on the financials.

B. Ratify Actions via Email:

There was a motion by Dan Robertson (753B) to ratify the following actions via email:

- 9/21/21 and 10/7/21 – 718B Insect Investigation and Invoice approval
- 9/23/21 – Strategic Fence 757 Building – pay full invoice
- 9/24/21 – Barrera Construction Change Order approved
- 9/24/21 – 738C Exterior wall penetration for boiler vent approved
- 9/28/21 – 738A tenant vehicle discussion – 2500 Ram approved
- 10/6/21 – Tax Return Approval
- 10/11/21 – Asphalt Repair approval approved not to exceed \$5,000.

Hal Roseman (742A) seconded the motion and will all in favor the actions via email were ratified.

V. PROPERTY UPDATE

The following property update items were reviewed:

A. Managing Agents Report: SRG reported on the following completed items:

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| - Annual Fire Extinguisher and Exit Sign Inspection | - Asphalt Repairs – patchwork |
| - Security Check sheet protectors for units | - Asphalt Repairs at South Bridge |
| - 718 Building – sprayed exterior for bugs | - 735/737 building removed rocks and sandpit, put down weed mesh, cleaned up and replaced rocks |
| - 718B – repaired drywall after investigation | - 724 and 704 buildings removed rocks, put down weed mesh, cleaned up and replaced rocks |
| - Raccoon Mitigation | - Spigots and caps |
| - 757 Building Brick work complete, Final payment submitted | - Plow Poles installed |
| - 701 Drywall repairs and painting after old roof leak | - Lowered Lagoon level |
| - Final payment to Strategic Fencing for 757 Building work | - Touch up paint 749 dumpster |
| - 757 PVC pipes for drainage installed after foundation work | - Built in bench next to small hot tub pool room |
| - 749 Building – Garage Ceiling insulation project with deeper green, owner expense | - New Men's bathroom shower LED lights |
| - 723E roof repair | - Concrete patchwork in front of 749 and 716 |
| | - New Downspout Extensions |
| | - Leaf and lawn clean up |

- Fixed gate hinges at 766 Building
- Ice Melt Bins
- Tennis net winterized
- Continuous light bulb replacement
- Small hot tub filter repair and transformer replacement
- Winter prep

SRG reported on a list of pending items for the Board to review which included all owner requests as well as major and minor maintenance repairs that have been noted throughout the entire property. It was noted that Ecobee Thermostats are no longer compatible with sending notifications to multiple email addresses and SRG is working with owners on options. Property Inspections require owners to opt in. SRG will send a reminder email to owners. Also reported is Department B hallways Fire Alarm Panel will be inspected on December 7, 2021.

Dan Robertson (753B) – suggested we notify Ecobee thermostat owners to add lagoon.management@srgsummit.com as the primary email address until Ecobee glitch is corrected. SRG will work on notifying Ecobee owners about suggestion and continue to find a solution.

- B. Deck Inspections: SRG is working on deck repairs at 724C, 724D, and 716B. Bids are pending.
- C. Boilers: SRG reported there were no new boiler items to discuss.
- D. Pool and Clubhouse: The dehumidification system needs a new motor. SRG is working on an estimate of expense and will send to the maintenance committee to review.
- E. Tennis Court: SRG reported the tennis court net has been winterized. The survey to owners for pickleball preference has not been sent. SRG reported potential expenses associated with adding pickleball lines to the current court. To add 1 set of lines the expense would be \$1,000. To add two courts the expense would be \$1,600. The portable nets are between \$300-\$500.

Hal Roseman (742A) commented the pickle ball expense should not be that expensive to paint lines and suggested owners can take this on. There was a comment that 2 sets of nets are already available for homeowner use and the association will not need to purchase more.

SRG and Hal will work on sending a survey to homeowners on preference and report back to the Board.

VI. COMMITTEE UPDATES

A. Maintenance Committee

The Maintenance Committee provided the following update:

Asphalt/Concrete Repairs: SRG reported a few asphalt repairs around the property were completed before winter to include Meadow Creek Drive entrance, 743 Building slope, 730 building pothole, and on the asphalt near the South Bridge. The area near the dumpster enclosure on Meadow Creek Drive needs attention during the spring. Major asphalt and concrete repairs are needed on Lagoon Drive. Lagoon 747A reported concrete apron and settling. The Board will continue to pursue based on budget.

Brick Repairs: SRG is working with Barrera and Son's construction on another Lagoon Brick order.

Drainage issues: The EmpireWorks proposal is being reviewed by Cona Engineering. Empireworks was unable to complete prior to the winter snowfall. They are having a difficult time scheduling. The plan to complete project during the spring. SRG will mitigate this area during the winter season.

Exterior painting: Peak Painting was notified of contract approval. They have 701, 703, clubhouse and pool area on the schedule for Spring/Early Summer. This is to be completed Prior to July 1, 2022.

Landscaping: SRG reported a few areas near 704, 724, 735, and 737 buildings were cleaned up. The sand pit was removed at 737 building. Working on plans for next spring to regrade near pool area and 746 building.

Roofs and Gutters: SRG reported on the power on 745 building. 745 building has a gutter but no active heat tape. There is a meter between 745 and 741 building that is not in use. Recently the lights stopped working at the entrance of 741 building and apparently Xcel vacated the meter. SRG will work on reactivating the meter to get the lights working. SRG suggested it's best to finish the job that was started and have power in for 745 building. SRG explained PVC pipe is buried under the walking path to the dumpster to help with drainage and heat tape is needed to mitigate ice buildup.

The Board reviewed 3 proposals to add electricity to building 745 for heat tape and repair the meter at 741 building. There was a motion by Dan Robertson (753B) to accept the Good Speed electric proposal for \$2,500. Hal Roseman (742A) seconded, and all were in favor the motion carried. For a safety aspect this is a good decision to help mitigate some of the ice issues.

VII. OLD BUSINESS

The following Old Business items were discussed:

757 Sidewalls: The brickwork and pier installation are complete. The Town is pending final review and approval of stamped engineering plans. SRG will continue to pursue. Invoices to contractors have been paid out.

Reserve Study: The current reserve study expenses are not accurate based on inflation and supply and materials shortages. A working committee met to discuss the reserve study and determine what suggested items need to be completed. This will be organized along with the Capital Plan. The spreadsheet is developing. SRG will work on setting up another follow up working committee discussion in the coming weeks to help focus on items and repairs that should be scheduled for next year.

Capital Plan: The Capital Plan is an ongoing tool to help the association to prepare for future expenses. This will be reviewed with the Reserve Study.

Community Committee: The Board is working on developing a Lagoon specific neighborhood communication application. The trial using ProBoard was determined to be a success. The Board believes this is a good opportunity to invite all owners to stay up to date on Lagoon townhomes happenings. There needs to be a community standard developed prior to application launch. Choose a set of standards to publish and have guidelines. The Board plans to launch the new ProBoard page to homeowners soon.

Department B Trim: SRG reported trim repairs are needed in Lagoon Townhomes Department B hallways. SRG would like to confirm a do not exceed amount with the Board. The Board would like SRG to determine how much extra funding Dept B can afford and report back to the maintenance committee.

Rules: The Board discussed the Parking, Windchimes and deck art, and deck attachments in detail. SRG reported on parking and 2 vehicles parked in front of the garage. The Board would like SRG to send a reminder notification to homeowners that the interior of the garage is the primary parking space. If 2 vehicles are not blocking the right of way or other property garage access, and parked in front of a 2 car

garage, then it should be permitted. Tandem parking is not permitted. This has proven to be a difficult item for the management to enforce.

Dan Robertson (753B) – if someone is remodeling their unit, they need to notify the Board or SRG first to ask for permission. SRG is permitted to allow temporary parking not to exceed a couple of days. The main issue is the garage being full of personal items and owners not utilizing their garage for parking and taking up other valuable spots during the busy season causing parking issues for others.

Hal Roseman (742A) commented he is currently doing a remodel and will have his vehicle parked in front of his garage and has every intention to relocate his vehicle inside his garage as soon as he is able.

There was a discussion about respecting other homeowners during the meeting and we need to go through the proper channels to report any violations and make sure to notify SRG and they will reach out to the Board in the event there is a violation and notify the homeowners.

Dan (753B) – mentioned it took years to formulate parking rules. The goal is to not have commercial vehicles parked in overflow spaces. You can't have trailers, can't have big RV's. The process is to notify the Board and Management company and get a permit and allow for a couple of days.

Kevin Lovett (SRG) stated there is a set of rules that we have to follow now. The process to change rules is to submit suggested revisions to the Board. The Board will review and then send a revised set of rules to homeowners to all for comments. Once that is complete then the Board can adapt a new set of rules.

Windchimes and deck art was discussed. Hal would like to develop guidelines for windchimes and present to the Board for review and revisions.

Patrick Tully (738E) commented the main concern is noise being a disturbance to other owners.

Dan Robertson (753B) suggested if a neighbor is reporting issues to SRG then recommends this be reported to the offending homeowner as being a nuisance to others and discuss further with the Board if needed.

Deck attachments metal enclosure and safety barriers were discussed. There was discussion about it being a safety measure for pets and children. The owner has submitted an ARC request and will be discussed by email.

The ARC request for unit 732B to install an additional exterior fan will need confirmation from the homeowner to make sure exhaust is compliant with building codes and proper permitting requirements are met. SRG will follow up with 732B owner for more information.

VIII. NEW BUSINESS

The following new business items were discussed:

Management Agreement Renewal: The management contract renewal was discussed. SRG is proposing an increase in expenses beginning July 1, 2022. There was a motion by Hal Roseman (742A) to accept the manage Jamie Cox (742D) seconded the motions and with all in favor, the motion passed.

IX. NEXT MEETING DATE

The next Board of Directors Meeting will be January 26, 2022.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 5:35 pm.

Approved: [approved on 1.26.22](#)