

LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 23, 2022

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:

Jim Powell – 746B
Doug Mosow – 747A

Max Stappler – 749-1E and 745B
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 January 26, 2022, Board Meeting. Upon review, a motion was made by Hal to approve the minutes as written. Dan seconded and with all in favor, the motion carried. The January 26, 2022, Board Meeting Minutes were approved.

III. OWNER OPEN FORUM

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

Max informed the Board he is working with Brian Waite Enterprises on a proposal for the drywall work for the plumbing project for 749-1E. Once that is received, he will send to the Board for review.

Ken and Jim were in attendance to listen and be informed.

IV. REGULAR BUSINESS

A. Financial Report:

Year to Date Financials; January 31, 2022, close financials were reviewed as follows:

Balance Sheet:

January 31, 2022, Balance sheet reports:

Operating Account, Alpine	\$107,102.55
Reserve Account, Alpine	\$196,495.95
Wells Fargo Reserves	\$145,017.08
First Bank Reserve	\$240,716.53
Eastern CO Bank	\$109,571.59
Eastern CO Bank	\$108,683.45

Profit and Loss:

January 31, 2022, close Profit and Loss statement reports \$433,292.51 of actual expenditures vs. \$426,719 of budgeted expenditures, resulting in an unfavorable balance over budget of \$6,573.51 year to date.

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

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

There was discussion about department B cleaning being over budget and quality of cleaning. SRG will discuss cleaning rates with the contractor. SRG explained rates were increased in October of 2021 and we had to call for additional cleanings around the Holidays. There was a comment to vacuum floors. SRG will discuss with cleaning contractor to make improvements.

B. Ratify Actions via Email:

There was a motion by Dan ratify the following actions via email:

- 1/5/22 745D insulation request approved
- 2/16/22 Pickle Ball Survey approval
- 2/23/22 724A Fireplace redesign approved
- 3/8/22 737F window replacement obscured windows permitted for bathroom only
- 3/18/22 Insurance Renewal 2022-2023

Hal 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:

- Met with cleaning company to discuss department B cleaning
- Insurance Renewal 2022-2023 approved
- Capital plan discussion on 2/24/22
- Pickleball survey was sent to all owners
- Skid steer was serviced
- 732 Building exterior spigot was repaired
- Hot tub spa jets wiring was repaired
- 741 and 743 (department D) common boiler room drywall repairs were completed
- Repaired a temperature probe in the pool area
- Ice and snow roof removal on multiple buildings

B. Decks: SRG completed deck inspections on all Dept B units. The deck report was reviewed. There are 88 total decks for Department B. It was determined that 65 decks are needing various repairs with different levels of priority. SRG will work on priority list and collect a couple more bids for the work.

SRG informed the Board that decks are not consistent around the property and suggested adding 4x4's along the balusters to provide additional support to replace the current 2x4's. There are decks that sway away from the building and those will be priority repairs to include blocking between the beams, brackets, ledger lock and lag bolts. Contractors will be provided an example of plans from Fox Engineering which were utilized for previous deck repairs at 724A. The plan is to complete about 10-15 worst decks this year. Dave made a comment that not all 2x4's may need to be replaced and some 2x4's are adequate. Hal would like SRG to share the deck repair spreadsheet with the Board.

724D Deck repairs estimate was reviewed. The Board would like to review more bids for this work.

C. Boilers: There are no new boiler items to discuss. Boilers are inspected quarterly, and reports are submitted and reviewed. An inspection of boilers was completed in March and SRG is waiting for reports. It was noted the Boiler Maintenance Contract with Design Mechanical has been tremendously beneficial and valuable.

- D. Pool and Clubhouse: The small spa heat exchanger needs to be replaced. This summer a return line on the West side of the pool will be repaired for proper water circulation. Sand will be replaced in the filters this summer. Some lighting in the bathrooms will be replaced. Ceiling drywall repairs are needed which require scaffolding and would ideally be a fall project.
- E. Tennis Court: Hal presented the pickleball survey results and pivot table to review comments and preference. There were 101 respondents about evenly split on owning property on Meadow Creek and Lagoon Drive. Owners that live on Lagoon Drive about 76% of owners who completed the survey are in favor. Owners that live on Meadow Creek Drive about 48% who completed the survey are in favor of adding the pickleball lines. It was noted that about 10% of respondents were very opposed to adding the pickleball lines. The Board would like to review what liability would be to the HOA to add pickleball lines. 61% of the people that responded to the survey are in favor of adding the pickleball lines. Hal was thanks for working on the data presentation. There was a comment about securing the court to prevent nonresidents from utilizing the court. Dan moved to continue to pursue the pickleball research to present to the Board. Dave seconded and all were in favor.

Hal and the pickleball committee with gather more information to present to the Board about potentially adding pickleball lines. It was noted that the pickleball courts have not been approved, just to move forward with more information gathering.

SRG will work on gathering a proposal for 2 painted pickleball courts.

Ken stated that pickleball is a beneficial amenity to the community.

VI. COMMITTEE UPDATES

A. Maintenance Committee

The Maintenance Committee provided the following update:

Asphalt/Concrete Repairs: The maintenance committee plans to walk in late April or May to review. SRG plans to meet with concrete contractor as soon as snow starts to melt.

Drainage issues: The drainage pan project plans need to be revised due to an Xcel transformer be near the landscape area which was suggested to be regraded. Cona Engineering is submitting a revised plan that will be sent to Empireworks for a bid revision. Once the revised proposal is received the Board will review and vote. Empireworks has applied for a permit from the Town of Frisco. The approved revised plans will be submitted to the Town of Frisco. The work is anticipated to being in the next few months once the plans are approved.

Dredging the lagoon was discussed. The Town of Frisco will consider the dredging a maintenance operation for the detention pond. The work will require a grading permit which includes a construction management plan describing the work to be done and mitigation measures for the dewatering, and sediment disposal. A state dewatering permit may be needed. Also, the Army Corps of Engineers will need to provide consent because this falls under their jurisdiction. The plans will need to demonstrate wetland and waterbody protection. It was noted this discussion is in response to the 704 neighborhood and the low elevation which is about 4-6 inches above the water level of the lagoon. When the lagoon rises, there have been issues with water intruding unit garages.

Jamie asked if lowering the lagoon previously helped. Dave commented that it has, but the foundation levels of the garages cannot change and the only area to mitigate is the lagoon. SRG will proceed with contacting AECOM for a rough estimate.

Landscaping: The Owner workday was discussed. The Board would like the owner workday at the same time as the Frisco BBQ. The owner workday is scheduled for June 18th.

Roofs: Heat cable is needed for some buildings. Roof inspection is on the schedule for this spring. SRG presented a proposal from Northwest Roofing. To replace the roofing material. The estimate is around \$128,000 for building 723 roof replacement. The goal is to replace 2-3 roofs annually. After the roof inspection, the Board would like to evaluate the worst roofs and obtain bids for these roofs.

VII. OLD BUSINESS

The following Old Business items were discussed:

Capital Plan: Jamie reported on lighting, signage, and landscaping updates. There was an owner request to install a directional sign near the tennis court. The expense to install a new sign could exceed \$3,000. This sign is not an urgent need and will be reviewed later. Jamie is working with One Source Lighting on the lights around the lagoon. They are working on design and will report to the Board with more information.

Community Committee: Cindy reported on the Chili cookoff. It was a small group, and it was a very valuable time. There are about 48 owners who have responded to ProBoard and it's a beneficial tool for the community. SRG requested the owner workday June 18th to be posted in ProBoard Forum. SRG was asked to send another reminder to homeowners on how they can register.

Department B Trim: Waiting for estimates per hallway. Also need to work on adding door hinges that allow the doors to close behind.

749-1E plumbing repairs: SRG met with Design Mechanical to reviewing plumbing repair needs. They provided a quote anywhere between \$5,000 to \$15,000 for the owner's request to replace the poly butylene plumbing. The owner is working on estimates with a general contractor and will provide more information to the Board once received.

VIII. NEW BUSINESS

The following new business items were discussed:

Solar Panels: SRG reported a homeowner requested to add solar panels to their unit but did not provide an application. The roofs are a general common element maintained by the HOA. A Solar Panel Policy does not exist, and the Board needs to consider how to proceed with these types of requests. Roof replacements are near, so these requests will not be feasible until after roof replacements. Jamie would like to engage with Legal Counsel about specification and requirements for the HOA to allow solar panels.

Master Key System Discussion: Jamie would like to revisit the master key policy to accommodate smart lock systems. SRG explained the master key policy according to the Declarations and why it's established for emergency access to all units. SRG reported there are 25 units that need to be rekeyed. SRG explained the Fire department request the building to have lock boxes for common hallway and unit access in case of an emergency. There was a comment to navigate smart locks that are compatible with the Master Key system. SRG will draft a one page most common rule occurrence violation to submit to the Board to include to new owner paperwork. Jamie, Ken, and Hal will work on researching lock options to discuss further with the Board.

Special Assessment Discussion: SRG will work on collecting bids for major projects to help determine what funds will be needed for roof replacements, asphalt and drainage repairs, and other major maintenance items. This will help guide the Board on possible special assessment amount.

Tree Spraying: The tree spraying proposal was reviewed. Jamie would like to engage with Richard Foote (738A), an arborist, to discuss the need for tree spraying. This was discussed.

Steps near 703 Building: SRG reported the steps near 703 building need repairs. The stones are beginning to shift, and the sediment materials are disintegrating causing them to be a hazard. These steps are heavily utilized by Lagoon Drive owners to cut through towards Meadow Creek Drive and the pool and clubhouse facilities. SRG will meet with a contractor to determine cost estimates.

There was a request to fill in the steps near the maintenance garage. SRG will work on getting these repaired.

IX. NEXT MEETING DATE

The next Board of Directors Meeting will be May 25, 2022.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 6:07 pm.

Approved: 5.25.22 approved