

**LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**July 9, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 4:04 pm.

Board members in attendance were:

David O'Sadnick – 734B

Marie O'Rahilly – 739C

Hal Roseman – 742A

Dan Robertson – 753B

Owners in attendance were:

Bob Klumpp – 725F

John Woods – 745C

Beth Gregory – 749-2A

Mary Harter – 749-3D

Max Stappler – 749-1E

Ken Raggio – 757A

Representing Summit Resort Group were Kelly Schneweis and Mark Conley.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the minutes from the May 28, 2021, Board Meeting. Upon review, a motion was made by Hal Roseman (742A) to approve the minutes as written. Dan Robertson (753A) seconded and with all in favor, the motion carried. The May 2021 Board Meeting Minutes were approved.

**III. OWNER OPEN FORUM**

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

Mary Harter (749-3D) wants to know if the wagon was relocated. Owner mentioned the flooring of her deck needs to be replaced. This is an owner responsibility. Mary requested to get Helmer's contact information. SRG will pass this along.

Beth Gregory (749-2A) – Wanted to know if the HOA had any point of view about the current newspaper reporting on short term rentals. SRG clarified the discussion was about single-family homes and Lagoon Town Homes are condominiums. Hal commented that this could impact Lagoon based on increasing number of short-term rental properties at Lagoon.

Max Stappler (749-1E) – Commented about polybutylene piping in the subfloor at 749 building. Suggested in the long term, plumbing will need to be replaced. The Board would like to understand where the polybutylene piping is located at 749 building. There is some gray area we need to research. Max also suggested a reevaluation of the HOA dues and the Declarations for the dues split for 749 building based on size. The Board has previously discussed and denied this action.

Hal Roseman (742A) wants to know if there are any problems with homeowners planting flowers in the dirt near the building. The main concern is over watering and having too much water near the foundations of the buildings. Hal suggested to submit a plan with flowerpots or planters. It is recommended to have the water slope away from the building.

**IV. REGULAR BUSINESS**

**A. Financial Report:**

Year to Date Financials; May 31, 2021, close financials were reviewed as follows:

Balance Sheet:

May 31, 2021, Balance sheet reports:

Operating Account, Alpine	\$129,639.40
Reserve Account, Alpine	\$219,894.62
Wells Fargo Reserves	\$145,007.35
First Bank Reserve	\$240,700.16
Eastern Co Bank CD's	\$107,381.85
7004 Eastern Co Bank CD's	\$108,533.19

Profit and Loss:

May 31, 2021, close Profit and Loss statement reports \$638,686.32 of actual expenditures vs. \$643,141.00 of budgeted expenditures resulting in a favorable balance of \$4,454.68 year to date.

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

Accounts Receivable is good. All Reserves transfers are current year to date.

There was a note about 750A progress payments to contractors of \$20,000 for leak repairs for insurance claim.

There was a question about the Wells Fargo and Dan and Marie discussed reviewing the investment policy. The CD maturity date is closely approaching and may want to consider a different bank.

B. Ratify Actions via Email:

There was a motion by Hal Roseman (734A) to ratify the following actions via email:

- 5/25/21 742A roof repair around the chimney
- 6/3/21 Unit 703 stove vent exterior penetration approved
- 6/15/21 Version 3 of the 2021-2022 Annual Budget approved

Marie O'Rahilly (739C) 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:

- |   |  |
|---|--|
| - Fish Delivery                             | - Replaced pool expansion tank               |
| - 749 Ant Spray exterior                    | - Pool Floor heating repairs                 |
| - Owner Workday                             | - Pool Windows Cleaned                       |
| - Common Hallway – Carpet Cleaning          | - 734D Gutter Repair                         |
| - Sprinkler System Quarterly Inspection     | - 732C roof leak repair                      |
| - 5-year elevator inspection                | - 743 and 741 expansion tank replaced        |
| - 701 Siding Repair                         | - 742A Chimney Leak Investigation and Repair |
| - 758 and 724 Bird Mitigation               | - Mortar Work Repairs                        |
| - 741 South post light repair               | - Small Hot Tub Small jet repaired           |
| - 724A bird mitigation seal porch eave      | - Parking Lot Lines painted                  |
| - 738 common hallway – motion light sensors | - 749 Garage Cleaned                         |
| - Muskrat mitigation                        | - Mid-Season Irrigation check                |

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.

- B. Deck Inspections: The deck inspections were discussed. SRG will continue to work through inspections. It was noted to repair the most sever decks first. This is a major project and large undertaking.

- C. Boilers: no new updates
- D. Tennis Court: The tennis court crack repair was discussed. Pending scheduling.
- E. Pool and Clubhouse: Pool is now open and no new updates.

## **VI. COMMITTEE UPDATES**

### **A. Maintenance Committee**

The Maintenance Committee provided the following update:

Asphalt/Concrete Repairs: SRG is out for bids. One bid received and waiting for other bids. Once all bids are received SRG will send to the entire Board for review.

Brick Repairs: Brick repairs were discussed. SRG is working on brick order. SRG will continue to work on priority brick repairs first. The brick inventory is depleting.

Drainage issues: SRG reviewed two proposals. Dan made a motion to approve Blusky the draining pan project at 722 building at \$10,027.77. There were questions about being able to cafeteria shop this price. The Board would like SRG to check back in with Blusky to make sure the rates would be similar if separated out.

Exterior painting: Painting of buildings 723, 725, 727, 739, 743, 747, 755, 757. Is almost complete. SRG will do a final walk with the contractor before final payment.

Landscaping Dead Tree Removal – SRG reported about a dozen trees need to be removed due to proximity to buildings or being dead or diseased. Dan Robertson (753B) made a motion to spend not more than \$5,000 to remove dead and dangerous trees. Motion was seconded by Marie (739C). There was no further discussion, and all were in favor and the motion carried.

Roofs and Gutters: SRG presented the roof inspection from Highline Roofing. The Board would like to review another bid for roof penetrations that were reported. SRG presented Leo's Roofing Proposals on a variety of repairs around the property. Dave (734B) made a motion to approve Leo's Roofing and Remodeling at \$20,404. The motion was seconded by Hal (742A). All were in favor and the motion passed unanimously.

## **VII. OLD BUSINESS**

The following Old Business items were discussed:

757 Sidewalls: SRG reported on a site inspection. Utility locates were marked and Strategic Fence will be completing an exploratory dig to inspect the current foundation under the wing walls. The building permit has been received.

724A Deck Repair: Permit has been received. Ortiz Brothers plans to complete in August. SRG will keep owner notified of scheduled repairs. Marie (739C) asked about Lagoon 724C and the deck repairs. It's on the list, just no bids currently. The maintenance committee requested to review all deck repairs prior to approval.

HC3 Report: SRG wants to continue to go through the report and work on necessary recommendation for energy efficiency and cost saving opportunities. There was a comment about the fitness room being too warm. SRG is working closely with HC3 about potential rebates Lagoon qualifies for.

Reserve Study Estimates: The reserve study was discussed. Marie (739C) explained the reserve study is a valuable tool to use to prepare the budget accordingly each fiscal year. Marie is in favor of a reserve study. The Board determined the extra money to not spend on the reserve study this year can be used to other maintenance items to repair this year.

Ken Raggio (757A) wants to know what intellectually backup to help explain the need for assessments? Dan (753B) – explained the current Reserve Study will be the document to use. Why should the Board spend \$10,000 on a new reserve study to tell the Board they association is underfunded, when this information is already known?

There was a motion to work with the existing reserve study to the best of our ability.

Marie (739C) asked what are the critical maintenance items for the next 5-10 years? The main areas are decks, roofs, asphalt, and concrete.

Ken Raggio (757A) suggested to include in the minutes the large expenses associated with some of the major maintenance projects up and coming such as asphalt which could cost at least 2 million dollars, so owner understand what to expect for the future.

The goal is to budget accordingly for the future. Dan suggested making a committee to review the current reserve study to be more in line with what the Board can plan for. Get a committee to look harder at the reserve study and come back to the Board with recommendations for necessary future projects. Dan, Hal, Marie, and Dave volunteered to review.

Tree Spraying: The Board discussed tree spraying. They decided to table this for now.

Light Posts: The light post replacement along the lagoon was discussed. Light fixture designs need to be decided. The Board discussed repairing/replacing the asphalt between the two bridges before the light post repair. Light post replacement It's not a priority project. Maybe consider a fresh gravel path but may not need asphalt. Need to demo and remove current asphalt but might be one project. All the lights at the back of Lagoon all work and that's the most critical thing for safety. Fiberglass lights might be the best route to go. The Board decided to table this project for now.

There was a comment about the South bridge at the lagoon needing repairs. SRG will inspect and work on getting bids for repairs and painting the bridge.

Annual Meeting Items: There is one vacant position to be filled. SRG is preparing to send out the annual meeting notification. SRG will need some help with committee updates and will work with the Board to organize. There was a comment about an owner organized social before or after the zoom meeting. SRG asked the Board to organize. Annual Meeting is August 21, 2021, at 10AM via Zoom Video Conference.

Cameras: SRG noted there is a camera mounted at 743D. Hal Roseman (742D) suggested encouraging the homeowners to apply to request the device be mounted, and have it painted brown to match the building. The Board unanimously agreed to take this approach.

Floor Transmission: The Board discussed STC requirements and need to confirm it is the appropriate sound transmission. This will be completed over email vote.

## **VIII. NEW BUSINESS**

The following new business items were discussed:

Rules And Regulations:

Fish Limits:

Dan (753B) is not in favor of catch and release. Dave is not in favor of changing the current rule but would like a few more signs on the South side of the Lagoon. The language on the sign should encourage catch and release. Also, Board asked to send out a notice every spring about the Lagoon Rules and Regulations and fishing.

Storage on decks and underneath decks:

The Board decided to review deck and storage issues on a case-by-case basis.

Firepits on balconies:

There was discussion about a firepit that was observed at the 739 building. The firepit is not an enclosed case grill. The firepit is a major fire hazard. There was a vote and 3 objected the firepit with 1 in favor. The Board voted 3-1 to not permit the firepit.

**IX. NEXT MEETING DATE**

The Annual Meeting is August 21, 2021

The next Board of Directors Meeting will be determined at the Annual Meeting.

**X. ADJOURNMENT**

With no further business, the meeting was adjourned at 6:24 pm.

Approved: 9-22-21