

LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 22, 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:

Ralph Nowicki – 732A	Matthew Fischer – 727H
Richard and Diane Foote – 738A	Max Stappler – 745B and 749-1E
Nicole Honda – 742A	Fred Bauer – 755C
Jim Powell – 746B	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 June 28, 2021, Board Meeting. Upon review, a motion was made by Jamie Cox (742D) to approve the minutes as written. Hal Roseman (753A) seconded and with all in favor, the motion carried. The July 9, 2021, and August 21, 2021 Board Meeting Minutes were approved.

III. OWNER OPEN FORUM

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

Nicole Honda (742A) – presented to the Board the CCR's and the rules and regulations suggestions. Times have changed and the CCR's is a living document that needs to be updated and to keep current with the culture. The CCR's need to be legal, practical, and enforced equally without bias. The CCR's need to not be vague, minimize conflict, and build the community we want to live in. What makes a good CCR? They need to be reasonable, measurable, and enforceable, and passes a "do not harm" test. Must be safe for the community. Nicole wants to take into consideration how active in a community we want to be and if it's not hurting anyone then we need to decide how deep, we want to get into people's lives. Do we want an exception for storing firewood in common area? There is no measurable standard on what is permitted. How do we mitigate risk and minimize Board Member commitments? She would like a review of the current CCR's and make some recommendations to the board, and make sure we protect ourselves and keep it current and relevant.

There was discussion about the presentation, and all seem to be in favor to revisit the CCR's and understand an update or amendment will include legal counsel and expenses.

Jim Powell (746B) suggested we do not currently have a Policy on Drones because we don't have a problem with those, and it might be in the Board interest to not over policy items that don't seem to be an issue. It is the Board's responsibility to update the Rules and Regulations and enforce as best as we can.

Jamie Cox (742D) – Commented she did not want to see a heavy-handed Board and agrees to put together a committee to review the current policies.

Hal Roseman (742A) – Agrees we need to review the rules and make sure they are current.

Dave O'Sadnick (734B) – Agrees to take a fresh look at the rules. The last revised rules were in 2017 and if changes are warranted to make those changes.

Ralph Nowicki (732A) – Would like to know if Pickleball would be discussed and believed that Ken Raggio's presentation at the annual meeting, was a compelling pitch to consider. It's a fast-rising sport and thinks if there is a way to utilize and it benefits the community then he would be in favor, however, if the community believes it's a noise issue, then he understands. Also wants to know the practicality of adding two pickle ball courts and the impact on the court for tennis as well.

Hal Roseman (742A) – reminded owners of the comments from the annual meeting about storing the pickleball nets in the managers office and allow owners to access that area.

After further discussion of pickleball specifics, more research will need to be gather on expenses as well as a survey of the homeowners. Hal Roseman (742A) will assist SRG in creating a google form and survey the homeowners to determine if it's favorable to add pickle ball to the tennis court.

Kelly Schneweis (SRG) noted that 3 homeowners today commented they were not in favor of the noise concerns associated with pickleball, one of which who lives in 726 Building which is directly behind the tennis courts.

Richard Foote – 738A – Wants to understand the parking policy. Explained his current tenant has a large truck which is a Ram 2500. Kelly (SRG) commented the truck has no markings on it and the management company will need proof the truck is not a 3500 as originally assumed but it's difficult to know since the truck is unmarked. Richard will contact the tenant for valid proof to provide to the management company.

IV. REGULAR BUSINESS

A. Financial Report:

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

Balance Sheet:

July 31, 2021, Balance sheet reports:

Operating Account, Alpine	\$99,555.89
Reserve Account, Alpine	\$262,989.52
Wells Fargo Reserves	\$145,009.77
First Bank Reserve	\$240,704.32
Eastern Co Bank CD's	\$109,312.59
7004 Eastern Co Bank CD's	\$108,555.49

Profit and Loss:

July 31, 2021, close Profit and Loss statement reports \$74,367.86 of actual expenditures vs. \$61,988.75 of budgeted expenditures resulting in an unfavorable balance of \$12,379.11 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.

B. Ratify Actions via Email:

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

- 7/27/21 – 727D additional downspout approved
 - 7/28/21 – 757 Building Sidewalls – Strategic Fence Revised Proposal approved
 - 8/13/21 – 753A deck repairs approved
 - 8/19/21 – Tree removal invoice additional expense approved
 - 8/20/21 – 741 Building hot water tank and boiler igniter approved
 - 8/31/21 – 757 Building Brick Repair – Barrera Estimate approved
 - 9/7/21 – 749-1F owner request for garage ceiling insulation
 - 9/14/21 – 742 Building Roof Repair – Change Order for plywood approved
- Jamie Cox (742D) 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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| - Irrigation System Blow Out | - 749 Garage Glycol leak repairs |
| - Tennis Court crack fill | - 749 Building garage door spring repaired |
| - 724A – Deck Repair | - 749 new wagon |
| - 753A/B deck stability and divider | - Boiler Inspection Corrections – certifications received |
| - Brick and Mortar work 720C, 742A/B, 738E | - Purchased spa and pool chemicals |
| - 725 photocell replaced | - Landscaping – dead and dangerous trees removed |
| - 746A – drywall repairs after roof leak | |
| - Phase 3 painting | |
| - Roofs: | |
| ▪ 727 additional downspout | ▪ 736 heat tape, downspout |
| ▪ 738 roof repair and screw replacement | ▪ 718 gutter leak repair, 718B roof repairs around vents, repaired plywood |
| ▪ 723 gutter, downspout, and heat tape | ▪ 755 heat tape, pvc digging |
| ▪ 725 Gutter Downspout, PVC pipe for drainage project | ▪ 734 and 743 gutter and downspout cleaning |
| ▪ 723 and 725 drain – heat tape and labor | ▪ 742 gutter cleaning, roof repairs around chimney, repaired plywood |
| ▪ 757 Gutter, downspout cleaning, heat tape, pvc digging | ▪ 757A roof vent repair |
| ▪ 745 heat tape, pvc pipe for drainage, downspout install and repairs | ▪ 732C roof repair after leak |
| ▪ 740 Heat tape, downspout | ▪ 718 roof vent repair and drywall repair |

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 Dept C elevator drywall repairs were no longer needed. Unit 718B pest control, moisture readings, and roof repairs, and ongoing investigation continues.

- B. Deck Inspections: The deck inspections were discussed. SRG will continue to work through inspections. It was noted that 724 C and D deck repairs are underway. Lagoon 716B deck is next on the list. It was noted this is a major project and large undertaking.
- C. Boilers: SRG reported Building 741 had a new hot water tank installed and a new boiler igniter switch. No other boiler items to discuss.
- D. Pool and Clubhouse: The ceiling in the pool room needs to be painted. Bids are pending. Patrick requested the filters on the exhaust fans are changed regularly. This is part of Design Mechanicals inspection list.

VI. COMMITTEE UPDATES

A. Maintenance Committee

The Maintenance Committee provided the following update:

Asphalt/Concrete Repairs: SRG is reviewing areas with Apeak Asphalt to determine the necessary repairs for this year. Once an estimate is received, SRG will send to the Maintenance Committee for review.

Brick Repairs: SRG reported a small brick order was placed from a brick manufacturing plant in Pueblo through Barrera and Son's Construction for repairs for 757 Building. SRG will continue to use Barrera and Son's Construction for future brick orders.

Drainage issues: SRG reported on drainage pan near 732 Building. Summit resort group presented two proposals. The Board is in favor of proceeding with the EmpireWorks proposal. It was noted that the scope of work was based off engineering plans provided by Cona Engineering. Dan made a motion to accept the EmpireWorks proposal. Dave seconded it and with all in favor, the motion passed. SRG will follow up with contractor and work on scheduling.

Exterior painting: SRG presented a proposal from Peak Painting for phase 4. Scope includes buildings 701, 703, Clubhouse, and pool area. The Board agreed this company provided good service last year. Dan Robertson (753B) moved to accept the proposal from Peak Painting. The motion was seconded by Hal Roseman (742A). All were in favor and the motion passed.

Landscaping Dead Tree Removal – SRG reported about freshening up landscaping in a few areas. Near buildings 735 and 737 building to include removing rocks cleaning up and adding weed mesh and replacing rocks. Also 737 building, owner installed, sand pit will be removed.

Roofs and Gutters: SRG reported on adding gutters and heat tape on 738 building. There an area in front of 738 building where black ice accumulates. The goal is to redirect water away from the buildings. There was a discussion about getting power to 745 building and 738 building which could include separate meters. Jim Powell made a comment about powering 741 and 745 building on their specific meters to determine expense breakdown since these buildings are in different departments. It was noted that 738 building has a common meter and that would be expensed to department B. SRG will do some more investigating. The goal is to eliminate the ice buildup in front of the dumpsters and in front of buildings to keep areas safe. The Board agreed to table this for now. There was a comment about getting heat tape and gutters during upcoming roof replacements. The Board requested a survey of the buildings that have heat tape. SRG will work on sending this to the Board for review.

VII. OLD BUSINESS

The following Old Business items were discussed:

757 Sidewalls: SRG reported on a change order request from Barrera and Son's construction due to new findings of rotted timbers within the brick wingwalls. The change order suggests CMU blocking to 6 inches above grade. SRG emailed the change order along to Fox Engineering. There was a comment to make sure the brick contractor jacks up the deck to get it back to level. SRG will follow up with Fox Engineering report.

Reserve Study: This item was not discussed in detail. It was noted that the reserve study update and capital plan need to be worked on together to determine future expenses and projects. There was a discussion about forming a working committee to review the reserve study. Jamie (742A) will send out an email to organize.

Capital Plan: This item will be reviewed along with the work committee and the Reserve Study.

VIII. NEW BUSINESS

The following new business items were discussed:

Snow Plowing Contract: SRG reported Lagoon is in year 2, of the 3-year contract with Emore Inc which begins in November. The rate remains the same for this year and next year.

Dept B Trim: Trim repairs needed in department B. SRG will review expenses and communicate with the Maintenance Committee on how to proceed.

Community Committee: Cindy Meinders (757B) discussed an owner meet up on Saturday mornings in the clubhouse over coffee and pastries to help build community. ProBoards is an application suggested to utilize for community networking rather than Facebook. Hal and Cindy will work on setting up an initial page and do a trial for the Board to review to determine if it will be appropriate. The goal is to have a group that is just for the Lagoon owners. It was noted the next owner meetup for coffee and pastries will be October 23rd and SRG will send notification to owners.

Insulation Contractors: Deeper Green Consulting, a local contractor, was contacted for bulk insulation rates. SRG will work on an initial plan to help inform owners of services and rates.

Patrick Tully (738E) thanked SRG for organizing the boiler inspections and the insulation consulting.

IX. NEXT MEETING DATE

The next Board of Directors Meeting will be November 17, 2021.

X. ADJOURNMENT

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

Approved: approved 11.17.21