

**MT VICTORIA LODGE ASSOCIATION  
ANNUAL OWNER MEETING  
August 24, 2019**

**I. CALL TO ORDER / INTRODUCTION / QUORUM**

The meeting was called to order at 9:01 am at Frisco Town Hall.

Board member John Steffan was present in person, along with owners Susan Downen and Sean Andrish. With 3 units represented in person and 4 by proxy, a quorum was reached.

**II. MINUTE REVIEW**

The minutes from the August 25, 2018 Annual Owner Meeting were reviewed. John moved to approve, Sean seconded, and the motion passed.

**III. TREASURER'S REPORT / FINANCIAL REVIEW**

The Association financials were reviewed as follows:

The Mt Victoria Lodge Fiscal year runs January – December.

MVL Fiscal year runs January – December.

Financial Report as of June 30, 2019

June 30, 2019 close Balance Sheet reports \$10,390 in the operating account and \$35,252 in the reserve account.

All planned reserve contributions have been made this fiscal year, and all dues are current.

June 30, 2019 P & L vs Budget reports \$44,067 of actual expenditures vs. \$45,287 of budgeted expenditures (\$1,219 under budget year to date). Major areas of variance are:

- Repair and Maintenance - \$1,752 under
- Electric - \$1,636 over

**IV. FACILITIES REPORT**

Katie Kuhn presented the following facilities report:

Completed Items - in addition to the routine “to do’s”, the following items were completed:

- Annual roof inspection and repairs
- Window cleaning
- Annual elevator inspection
- Deep root fed trees and shrubs
- Irrigation repaired and started up
- Gas regulator replaced
- Bad emergency exit sign replaced
- Leaking ball valves on boiler replaced

Report Item

Association Insurance policy is with Farmers Insurance. Reminder that all unit owners should have an HO6 policy to cover the HOA insurance deductible and cover any gaps in coverage.

**V. OLD BUSINESS**

There was no old business to discuss.

**VI. NEW BUSINESS**

- There is a recycling can that Waste Management doesn't empty, John asked that SRG have it removed.
- The SW corner irrigation doesn't cover all the flowers, and should be expanded.
- The plum colored bushes on the south side should be trimmed.
- John noted that the door handles didn't work for EMTs when they were trying to access the building. Katie will get quotes for replacement.
- The carpeting will be cleaned this fall and is scheduled for replacement next year.
- The owners commented that Dale was great, and they are really appreciative of everything he does.
- It was noted that LED light fixtures for the garage may be a good improvement.

**VII. ELECTION OF DIRECTORS**

John's term expires at the end of the meeting, and he volunteered to be on the board again. No other nominations were made. Sean made a motion to elect John Steffan to the board of directors on a 3-year term. Sue seconded and the motion carried. The board positions will stay the same.

**VIII. SET NEXT MEETING DATE**

The 2020 annual owner meeting will be held on Saturday August 22, 2020 at 9 am.

**IX. ADJOURNMENT**

With no further business, Peggy made a motion to adjourn at 9:50 am. Pete seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_