

MOORINGS
ANNUAL HOMEOWNER MEETING
June 25,2024

I. CALL TO ORDER

The meeting was called to order at 4:00 p.m. via Zoom.

Owners present were:

Unit A –Don and Pat Angell

Unit B – Raymond and Dana White

Unit C – Joanne Ken Wandry

Owners represented by proxy were:

Unit D – Mike and Kris Ford

Representing Summit Resort Group was Kevin Lovett.

II. PROOF OF NOTICE

Notice of the meeting was sent May 25th, 2024

III. DETERMINATION OF QUORUM

With all properties represented in person or by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Joanne made a motion to approve the minutes of the 2023 Annual Meeting as presented; Raymond seconded, and the motion carried.

V. TREASURER'S/FINANCIAL REPORT

Association financials were reviewed as follows:

December 2023 (2023 fiscal year end) close financials report \$6,911 in the Operating Account with \$240 of payables.

April 2024 close financials report \$8,734 in the Operating Account.

The April 2024 Profit and Loss vs Budget reports \$13,168 of actual expenditures vs \$11,361 of budgeted expenditures. Main areas of expense overage were Snow Plowing and Roof Repairs.

VI. MANAGING AGENT'S REPORT

The following managing agent report items were presented:

Completed Items; were reviewed to include:

-routine maintenance items

-flower bed cleanup, planting

- preventative tree treatments
- plumbing backflow device testing, passed (2023)
- ongoing, Vail Valley pest control (voles)
- Gutter cleaning and gutter / downspout repairs
- Heat tape replacement
- Siding repairs above the roof line
- Drainage correction

VIII. OLD BUSINESS

There were no old business items to discuss.

IX. NEW BUSINESS

The following new business item(s) were discussed:

A. Projects; projects were discussed to include:

-Gutter/ downspout cleaning; Gutter and downspout cleaning will take place. Additionally, the “test installation” of the “gutter guard” system will be reviewed by the Gutter contractor to determine how it fared this past winter, and, an estimate will be obtained to install gutter guard throughout the building.

-Asphalt crack seal and seal coat; Asphalt crack sealing has been completed. Seal coating is planned to take place in 2024. SRG will send notice to Owners once seal coating date is known as vehicles will need to be removed from the lot for the sealing and drying.

-Lilac Pruning / Fertilizing; Upon discussion, it was agreed to not prune the lilac’s this year, but to consider pruning in 2025. The Owners would like to have the Lilacs fertilized this year. SRG will set this up.

-Tree Trimming; It was noted that some aspen tree trimming is necessary to keep the tree branches off of the building. SRG will walk the property with Raymond and Pat and the tree trimmer to set the scope.

-Landscaping; It was noted that the soils in the planting beds are low on nutrients and need mulch refresh. SRG will work to have nutrients added to the soils and add a mulch refresh as well. Additionally, SRG will have the sticks picked up, rock beds sprayed for weeds and additional grass seed added to the new drainage berm in the backyard.

-In Unit drywall repairs; It was noted that there are drywall repairs needed in units C and D, likely from old roof leak (prior to roof replacement). The will be monitored and kept on the list for future repair.

-Exterior full building repaint; Exterior “complete” building painting is a project considered for 2025. The building will be viewed in 2024 to determine if any touch up painting is needed in 2024.

B. Shared Dumpster; Moorings HOA pays neighboring property Summit Yacht Club for use of their trash dumpster. It was reported that Summit Yacht Club residents are approaching Moorings Owners stating “you cannot use this dumpster”... this is in correct as the Moorings Owners pay in for use. SRG will prepare an invoice/ permission slip and send to Moorings Owners to show to Summit Yacht Club residents when approached.

C. Fireplaces; An Owner noted that a fireplace professional contractor informed them that they have “the old B Vent fireplace vent, which poses a CO potential problem”, and they should replace their gas fireplace. The owner is obtaining a second opinion and will report back. All Owners are recommended to have multiple CO detectors in their units.

D. Snow plowing; Snow plowing was discussed. It was noted that the snow plow contractor comes at various times, so the residents do not know when to move their vehicles. Kevin explained that there are many variables that affect when the plows come to include the amount of snow received (as it takes longer for the plow companies to complete removal at properties along their route when larger amounts of snow are received) and traffic. It was also suggested that a smaller piece of equipment (such as a bobcat/ skid steer) would be more effective. For the 2024-25 season, SRG will discuss a set schedule for plowing time and also investigate options for smaller equipment.

E. Brick entries, settling; It was noted that the bricks at some of the unit entries are settling. SRG will have a contractor address.

F. Comcast Bulk TV; The Owners discussed the possibility of not renewing the bulk Comcast TV program. SRG will inform the Owners of the contract expiration date and Owners will discuss further.

X. ELECTION OF DIRECTOR

A motion to re-appoint Joanne Wandry and Raymond White to the Board of Directors was made. All were in favor, and the motion carried.

XI. SET NEXT MEETING DATE

The 2025 Annual Meeting will be held Tuesday June 24th.

XII. ADJOURNMENT

With no further business, the meeting adjourned at 5:08 pm.

Approved: _____