



# Yacht Club Condominiums

## Agenda

Board of Directors Meeting - Thursday, April 16, 2020 5:30pm

~~Wilderness Conference Room, 204 Wilderness Rd., Silverthorne, CO~~

Teleconference - Call In 319-527-2775 Access Code: 482338

### CALL TO ORDER

- The meeting was called to order at: 5:38 PM
- Attending by phone: Robert Duncan, Spencer Comfort, Brett Waters, Ann Gassman, Bobby Kline, Ron Harper
- Representing Wilderness Property Management were: Amy Drees, Community Manager, and Erik Keefe, Property Manager

### BUSINESS

- Approval of [2020.02.20 Board Meeting Minutes](#)  
**RESOLUTION: With motion made and duly seconded the Board unanimously approved the minutes as presented.**
- Financial Review: [February 2020 Financials](#)
  - The Balance Sheet shows \$41,658.35 in the operating account, \$114,576.91 in the Reserve account, \$132,376.90 in the 1st Bank Reserve account and \$87,458.09 remaining in the Renovation Cash budget.
  - 2021 Proposed Budget - The Board reviewed the increases in the budget; primarily the insurance increase and management fee increase along with the increase due to adding internet services to the Association. Other increases include trash service, water and sewer, electric utility and adding a line item for roof inspections and repairs.  
The Board would like to have the final estimates for the Reserve expenses and a survey of Homeowner interest in adding Comcast internet services before deciding on the budget.
  - Finalize Special Assessment - The Board discussed the special assessment, they would like to see final numbers on the Renovation expenses before deciding on the final special assessment.
- Final Projects
  - Lawn Restoration - Rocky Top is proposing a brand new construction of irrigation at Yacht Club. The previous irrigation plumbing is old, damaged, and insufficient and will need to be recreated. They sent a proposal to re-do the irrigation with both the straight concrete and “zig-zag”.

**RESOLUTION: After motion made and duly seconded, it was unanimously approved to have Rocky Top install the irrigation system at Yacht Club.**

Regarding reseeding the lawn, RA Nelson included funds to reseed the property but are willing to refund the amount if Rocky Top will be reseeding or using SOD for the lawn.

Management will follow up with Mutual of Omaha and with Lance Jones of RA Nelson regarding using loan or contract funds (respectively) to cover irrigation and grass restoration.

- Concrete walkway - The Board discussed whether they would like to proceed with a new concrete walkway and if so, what bid they would like to pursue. The RA Nelson bid has not yet been provided but the Board will be able to review the project more effectively once they can see the proposal numbers.

**RESOLUTION: After motion made to approve the concrete extension pending price approval, the motion was duly seconded and approved.**

- Mechanical Rooms - The board discussed the options of adding a door sweep to the bottom of the remaining mechanical room doors. Management had received a proposal to add heaters to the mechanical rooms to prevent freezing and disrupt the cold air flow. The Board is inclined to address issues as they arise rather than install the heaters as they are costly.
- Storm Doors - Final discussion postponed until RA Nelson can find a local subcontractor to install the storm doors.
- Internet through Comcast - The Board would like to have input from the full association. Management was asked to draft a survey to send to the owners to gather input from the other owners.
- Final Business
  - Mr. Waters discussed his concerns with the construction with his unit. Ms. Gassman would like prices on replacing the window. Mr. Waters is concerned with all holes in corrugated metal. Due to being removed and put back up. Concern over integrity of wall being compromised with any voiding of warranties on the corrugated steel siding and would like. Management will discuss options with RA Nelson to resolve these issues.

#### **NEXT MEETING DATE**

- Thursday, May 21, 2020 - teleconference

#### **ADJOURNMENT**

Meeting adjourned at: 7:22 PM