



# Yacht Club Condominiums

## Minutes

Board of Directors Meeting - Thursday, June 4, 2020 6:30pm

~~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: 6:35 PM
- Attending by phone: Robert Duncan, Aaron Steck, Ann Gassman, Spencer Comfort
- Representing Wilderness Property Management were: Leanne Shaw - General Manager, Erik Keefe - Property Manager, Amy Drees - Community Manager, Steve Wahl - Community Manager

### BUSINESS

- Approval of [April 16, 2020 Board Meeting Minutes](#)  
**RESOLUTION: With motion made, duly seconded the Board meeting minutes from April 16, 2020 were unanimously approved.**
- Financial Review: [April 2020 Year End Financials](#)
  - [2021 Budget Proposal](#)
  - Financial Review was postponed to the next Board meeting.
- Management Report
  - [Yacht Club Action List](#) :
    - **Storm Doors** - Ann Gassman called the owners of half of the list of 33 total units that will be getting new storm doors to determine how they would like to have the door swing. Lori with Gregory Door & Window has the updated list of doors and the proposal was sent to the Board.
    - **RA Nelson Punch List** - The majority of the open list is completed. Owners are still reporting issues which will be noted to RA Nelson and fixed as needed.
    - **Dirt Regrading** - The lakeside of the property has been regraded and the hydroseeded and the watering system is set up.  
Mr. Steck noted that an owner or tenant wheeled in their kayak or canoe and tracked through the hydroseeding. The trailer is still sitting at the watercraft rack. There was no through-way created in the hydroseeding. Management will work on taping off the hydroseeding so owners are less inclined to walk through it.
    - **Rocky Top Irrigation** - This is scheduled for the next couple of weeks. Lance with RA Nelson is working with the Town of Dillon to get the property inspection completed so they can close out their Dillon permit. After this permit is closed, Rocky Top Landscaping can open up the dirt again to start working on the irrigation.

- **Railing on South Side of Tenderfoot** - The Board discussed the need for a hand rail on the stairs on the south side of the Tenderfoot building. If they need a railing, they would like it replaced with a steel railing, but if they do not need to include a railing, they would like to forgo having a new one installed. Management will find out the recommendations from RA Nelson and report that to the Board. If they are able to install it on the retaining wall, the neighboring HOA will need to be contacted for permission.
    - **Watercraft Audit** - Management and the Board will continue to communicate with owners regarding the need for watercraft registration. Owners will be given until July 6, 2020 to confirm their registration and ensure their watercraft is registered.
    - Approval for Unit 18 & 25 locks confirmed 6/4/2020 - Wilderrest will reach out to a locksmith to install a keyless lock to the sliding glass door entries to both units 18 and 25.
  - **Introduction to Steve Wahl, Wilderrest Property Management** - Ann Gassman welcomed Mr. Wahl to working with the Board and thanked Ms. Drees and Mr. Keefe for their work onsite. Ms. Shaw introduced Mr. Wahl and noted his qualifications and experience working with Associations in Summit County. He noted that he has worked with Mr. Keefe and it will be a smooth transition into managing Yacht Club.
- Final Projects
  - Mr. Steck noted the old concrete on the west side of the Gold Run building has a large broken section. The Board will review how to address this item when management takes a look at it.
- Other Business

**NEXT MEETING DATE**

- Thursday, June 18, 2020 - financial review scheduled for this meeting
- Annual Meeting Date: TBD

**ADJOURNMENT**

Meeting adjourned at: 7:24 PM.