

**YACHT CLUB CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
August 14, 2021**

**I. CALL TO ORDER & INTRODUCTIONS**

The meeting was called to order at 10:01 a.m. via videoconference.

Board members participating were:

Ann Gassman, President, #45  
John Koster, Treasurer, #21  
Robert Duncan, Member, #7

Antony Siegert, Vice President, #48  
Aaron Steck, Secretary, #34  
Bobby Kline, Member, #5

Owners participating were:

Jessie Kleinbach, #4  
David Brick, #10  
Brett Waters, #13  
Helen Hayes, #17  
Fred Urban, #29  
Liesel Twenhafel, #32  
Michael Jones, #39  
Ashley Clabuesch, #41  
Jerrod Johnson, #49

Ruth Bremer, #8  
Sarah Jones, #11/#16  
William Mitchell, #14  
Heather Berry, #22  
Jennifer Rosely, #30  
Sara Seefeldt, #35  
Ryan Worrell, #40  
Ned Calonge, #43  
Pam Parks, #50

Representing Summit Resort Group were Kevin Lovett and Kevin Carson. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

With 25 units represented in person and four by proxy a quorum was confirmed.

**II. PROOF OF NOTICE/PROXY**

Notice of the meeting was sent July 26, 2021.

**III. FINANCIAL REPORT**

*A. 2020 Fiscal Year-End*

Kevin Carson reported that as of the end of the last fiscal year the Operating balance was \$27,439, the Alpine Bank Reserve balance was \$153,720, the Alpine Bank Assessment Reserve balance was \$163,064 and the First Bank Reserve balance was \$132,332. The Association ended the fiscal year \$6,850 favorable to budget. All Reserve contributions were made and all owners are current with their dues and Special Assessment payments.

The 2021/2022 Operating Budget was ratified at the Budget Ratification Meeting on April 29, 2021 with no dues increase.

*B. 2021 Year-to-Date*

Kevin Carson reported that as of June 30, 2021 the Operating balance was \$27,717, the Alpine Bank Reserve balance was \$179,900, the Alpine Bank Assessment Reserve balance was \$150,695 and the First Bank Reserve balance was \$132,336. The Association was

operating \$807 favorable to budget. All Reserve contributions have been made and all owners are current with their dues and Special Assessment payments.

#### IV. MANAGING AGENT'S REPORT

##### A. *Completed Items*

1. Issued new parking passes and continued enforcement.
2. Repaired roof leak under warranty.
3. Repaired damage to unit interiors from roof leaks.
4. Replaced some of the locks as part of the remodel. The locks have a lifetime warranty.
5. Replacement the Tenderfoot building deck post.
6. Added signage at the trash enclosure.
7. Registered watercraft.
8. Added two kayak racks.
9. Treated the trees.
10. Installed railings for Tenderfoot building stairs.

##### B. *Reminders*

1. All watercraft on the property must be registered annually. Registration is \$25 per watercraft. SRG will provide identification stickers when watercraft are registered.
2. Window Cleaning: Consider It Done (970-668-0916).
3. Parking is very limited at YCC. Two and three bedroom units are allowed a maximum of two vehicles on site. One bedroom units are allowed one vehicle on site. Vehicles not displaying the correct PURPLE parking pass before 8:00 a.m. or after 5:00 p.m. are subject to tow with no notice. Replacement passes are available at the SRG offices for \$25. It was noted that next year's passes should be encoded by adding another digit before and after the unit number to make it less obvious and the passes should be numbered for each unit.
4. Pets – Only owners of record and owner's adult family members are allowed to keep a maximum of two domestic pets per unit. Renters are prohibited from having pets of any kind. <sup>[1]</sup><sub>[SEP]</sub>

#### V. ASSOCIATION BUSINESS

##### A. *Update on Tenderfoot Lakeside Screen Doors*

Storm doors were ordered for the lake side of the Tenderfoot building. They have been delivered to Gregory Door and Window and they hope to be able to install them by Labor Day. Notice will be sent to owners of the installation schedule.

##### B. *Posts and Post Caps*

Some of the metal post caps are coming loose. Owners are asked to report loose caps to SRG.

Pam Parks noted that the distance between the posts at the bottom and top is greater than 4", which is a code concern. The top rail along Tenderfoot has split in one area. Owners were asked to report any punchlist items to SRG.

**Action Item:** Kevin Carson will ask the builder to address these issues under warranty.

C. *Marijuana Smoking*

There was a comment regarding the annoyance of smoking on decks. Kevin Carson said the Rules & Regulations prohibit smoking in any of the indoor common areas but not in the outdoor common areas. A provision could be added to prohibit smoking within 50' of the building.

**Action Item:** Kevin Carson will provide templates of smoking rules from other Associations for Board review at their next meeting.

D. *Ice Accumulation*

There is a problem with ice accumulation by the retaining wall. Kevin Carson said ice mitigation is ongoing throughout the winter. There were numerous freeze/thaw cycles last winter that created more problems than usual. More ice chipping and proactive snow removal will be done this coming winter.

**Action Item:** Kevin Carson will ask RA Nelson if salt can be used on the walkways.

E. *Hallway*

The hallway by #47 and #50 needs better cleaning and should be tested for mold.

**VI. ELECTION OF OFFICERS**

The terms of Robert Duncan and Bobby Kline expire this year and they were not running for re-election. Both were thanked for their many years of service on the Board.

Jesse Kleinbach and Ashley Clabuesch self-nominated from the floor.

**Motion:** Ned Calonge moved to elect the two candidates by acclamation. Michael Kline seconded and the motion carried unanimously.

**VII. OWNER EDUCATION**

Information regarding the processing of insurance claims was provided in the meeting packet.

**VIII. ANNUAL DISCLOSURE**

The Annual Disclosure was included in the meeting packet in accordance with House Bill 14-1254.

**IX. NEXT MEETING DATE**

The next Annual Meeting was scheduled for Saturday, August 13, 2022 at 10:00 a.m.

**X. ADJOURNMENT**

Ann Gassman thanked SRG for doing a great job managing the property.

**Motion:** Ned Calonge moved to adjourn at 10:50 a.m. Fred Urban<sup>29</sup> seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature