

**YACHT CLUB CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
August 9, 2025**

**I. CALL TO ORDER & INTRODUCTIONS**

The meeting was called to order at 10:00 a.m. via videoconference.

Board members participating were:

John Koster, President, #21  
Bobby Kline, Director, #5

Seth Lippman, Secretary, #36 (*joined in progress*)  
David Brick, Director, #10

Owners participating were:

Stephanie Woolfork, #3  
Michael Kline, #6  
Jeff Hayes, #17  
Ashley & Travis Clabuesch, #41  
Pam Parks, #50

Anne Kline, #5  
Brett Waters, #13  
Ryan Worrel, #40  
Ann Gassman, #45

Representing Summit Resort Group was Kevin Lovett. Matthias Krainz of Summit Management Resources transcribed the minutes from recording.

With 12 units represented in person and three by proxy a quorum was confirmed.

**II. PROOF OF NOTICE/PROXY**

Notice of the meeting was sent July 9, 2025, and was posted on the website and in the laundry room.

**III. APPROVE MINUTES OF LAST ANNUAL MEETING**

**Motion:** Bobby Kline moved to approve the August 10, 2024 Annual Homeowner Meeting minutes as presented. Ann Gassman seconded and the motion carried.

**IV. FINANCIAL REPORT**

*A. 2025 Year-to-Date*

Kevin Lovett reported that as of June 30, 2025, the Operating balance was \$12,062 and the Alpine Bank Reserve balance was \$283,541. There was \$23,511 in the Alpine Bank Assessment Reserve and the First Bank Reserve balance was \$139,403. The Profit and Loss reported \$45,612 of actual expenditures versus \$46,063 of budgeted expenditures, resulting in a \$450 (1%) favorable variance to budget. All Reserve contributions were made and all owners were current with dues payments.

**V. MANAGING AGENT'S REPORT**

1. All watercraft on the property must be registered annually. Registration is \$25 per watercraft and identification stickers are available from SRG. Per the Yacht Club Rules & Regulations, any watercraft that appears on the General Common Elements without a current decal will be removed from the property.

2. Parking is very limited at YCC. Two and three bedroom units are allowed a maximum of two vehicles and one bedroom units are allowed one vehicle on site.
3. Vehicles not displaying the correct ORANGE 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 office for \$25.
4. 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.

## VI. ASSOCIATION BUSINESS

### A. *Watercraft Storage*

John Koster reported that the neighboring HOA to the south had considered planting a hedgerow of trees, which would block views from approximately one-fourth of Yacht Club units unless the watercraft stored on Yacht Club property were screened from view. To address the concern, he proposed constructing a permanent multi-level rack structure along the property line near the existing trees. The racks would be numbered and rented to owners, with a policy prohibiting storage of watercraft on the lawn outside of a rack space. The rental fees would offset the construction cost over time.

Discussion addressed possible placement to avoid view obstruction from end units, retaining the existing trees with limbing as needed to accommodate the structures, constructing racks three tiers high to reduce the footprint, possible use of Denver Water easement space (with removal if emergency access were required), relocation of abandoned watercraft, security features such as lock loops and expansion of the racks if demand exceeded initial capacity. Pam Parks suggested reviewing storage structures recently installed at the marina for design ideas. Ashley Clabuesch asked about allocation of the spaces. John suggested starting with 30–40 spaces on a first-come, first-served basis, with additional sections added if needed.

**Action Item:** John Koster will prepare a design for Board review prior to winter.

### B. *Governing Documents Status - Right of First Refusal*

John Koster stated that the governing document rewrite is nearly complete, with the only outstanding decision being whether to reinstate the Right of First Refusal clause. Bobby Kline presented proposed language clarifying procedures to avoid disputes. Discussion included the benefits to existing owners seeking to purchase another unit, the potential to discourage outside buyers and a past instance that nearly required legal intervention. Owners were encouraged to submit feedback to Kevin Lovett for Board consideration.

**Action Item:** Board members will review Bobby Kline's proposed language and vote at a future meeting.

### C. *Roof Inspections & Groundwater Issue*

Kevin Lovett reported that roof inspections were complete and a repair proposal was under Board review. CTL Thompson completed core drilling to investigate water intrusion in the center building, finding that the issue was due to groundwater seepage rather than snowmelt. John Koster explained that remediation may require excavation and installation of a drainage system, potentially coordinated with surface water improvements. Bobby Kline added that some window wells would also be repaired. Work will be scheduled for low occupancy periods, ideally in fall 2025 or spring 2026.

*D. Gas Grill Restrictions*

Kevin Lovett noted that upon insurance renewal on November 6, 2025, gas grills and open flames will be prohibited and must be removed by November 1, 2025. Electric grills will still be allowed. Discussion included possible installation of common area grills under a covered structure, subject to insurance approval.

**Action Item:** Ashley Clabuesch will research insurance carrier guidelines and premium impacts in regards to a common covered grill area.

*E. Comcast Upgrade*

Comcast has completed equipment upgrades and increased internet speed as part of a new five-year contract, which reduced costs but includes annual rate increases.

*F. Exterior Repairs & Parking Lot Striping*

The Board discussed limited painting, exterior repairs, and re-striping the parking lot before winter, to be voted on by the Board.

*G. Parking & Snow Removal*

Pam Parks suggested marking parking spaces for visibility during winter. Bobby Kline said the Board has discussed the possibility of limited overnight parking across the street with the Town, with feedback pending.

There was general discussion regarding the challenges of tandem parking and the need for clear communication between owners to prevent vehicles from being blocked in. The dumpster area was noted as a frequent point of congestion, and owners were reminded to leave adequate space for trash service access. The Board emphasized the importance of owner cooperation in following parking rules and moving vehicles promptly to avoid blocking services and snow removal.

*H. Heating & Plumbing Replacement*

Pam Parks expressed concern about potential eventual failures in baseboard heating systems. John Koster described recent mitigation in the center building after pipe leaks, including pipe relocation, insulation and material upgrades. The Board noted that electrical capacity limits preclude widespread conversion to electric heating systems. The current system is functioning properly following the recent repairs.

*I. General Discussion*

1. Stephanie Woolfork raised concerns about trees obstructing her view and asked if thinning or removal was possible. It was noted that the trees in question are located on East Bay property. View impacts from tree growth were considered, along with potential benefits of selective thinning. It was noted that if the tree at the end of the row is on Yacht Club property, removal could be considered by the Board.
2. Ashley Clabuesch raised concerns about renter compliance with HOA rules, citing incidents of smoking and vehicles driven onto the lawn. Owners were reminded to inform renters of the rules and to report violations with photos if possible so the owner can be cited.

**VII. ELECTION OF DIRECTORS**

The term of Seth Lippman expired. There were no other nominations received prior to the meeting or from the floor.

**Motion:** Bobby Kline moved to reappoint Seth Lippman by acclamation. John Koster seconded and the motion carried unanimously.

**VIII. OWNER EDUCATION**

Kevin Lovett reminded owners to maintain individual insurance coverage for contents and interior improvements, in addition to the HOA's building insurance. Forms and summaries are available on the Association website. Owners with any questions were encouraged to contact Kevin Lovett.

**IX. NEXT MEETING DATE**

The next Annual Meeting was scheduled for Saturday, August 8, 2026 at 10:00 a.m.

**X. OWNERS ONLY FORUM**

An Owners Only Forum was convened after adjournment.

**XI. ADJOURNMENT**

**Motion:** Seth Lippman moved to adjourn at 10:58 a.m. David Brick seconded and the motion carried.

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