Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – February 26th, 2022

I. CALL TO ORDER

The meeting was called to order by Pete Pfeiffle at 8:01am. The meeting was conducted via Zoom videoconference.

Pete Pfeiffle chaired the meeting.

Condo Directors Present: President, Pete Pfeiffle
Vice President, Lucinda Greene
Treasurer, Sharon Schutz
Secretary, Colleen Remsberg
Member at Large, Whitney Thompson

HOA Directors Present: Vice President, Don Cacace
Member at Large, Meredith Williams
Member at Large, Paul Hamilton
Member at Large, David Arnold

Owners Present: Phillip Rhodes (274I), Lyn Pierce (322H), Sandy Read (832 Hunter Circle), Ross Sheely (829 Hunter Circle), Bo Read (832 Hunter Circle), Joelle Miller (317D & 206G), Eric Mendelsohn (675 McKees), Brian Stevenson (160J), Chuck Morris (523), Norine Goodwin (152H), Ted Eden (126G

From Summit Resort Group: Kevin Carson, Community Association Manager
Otto Reyna, Property Manager

I. PROPERTY OWNERS' FORUM

A. Eric Mendelsohn (675 McKees) commented that between the 15th of December and 15th of February he observed regular trash and plastic bags placed into the recycling bins. Pete Pfeiffle noted that this has been an ongoing problem and the HOA is working to address the issue. Owners that are renting their units are encouraged to check with their housekeepers to make sure they are aware of the recycling restrictions.
B. Desiree Terrell (129E) noted that there is a crack in the retaining wall of building E that causes water intrusion and ice build up near her parking space. Paul Hamilton noted that columns in the garage with cracks have been noted and there is a plan to install supplemental column supports. Due to the proximity of the condo buildings to the wetlands there has been water intrusion. Long term the HOA is looking at a project to install a French drain on the backside of the wall to prevent water intrusion. SRG was asked to sand or salt

the area of concern in the short term. Paul also noted that SRG will monitor the cracks this winter to identify which are leaking.

C. Chad Alber (234I) commented on the changes to the parking rules that classified sprinter style vans as recreational vehicles. Chad noted that Sprinter vans come in various lengths and heights and the term is too vague. Chad felt that all owners should be able to vote on this type of rule changes. Chad requested that the rule should be clear and vans that are already on campus should be grandfathered in. Pete Pfeiffle responded that the rule was not changed, it was clarified to define sprinter style vans as recreational vehicles. Chad felt that the rule as written is not clear. Don noted that the rule change was a clarification of the existing rule. Don noted that extended heigh was defined as any vehicle over 8' tall. Don noted that we should add extended heigh van to the existing rule for clarification.

D. Bob Lembke (872 Hunter Circle) introduced Steve Bushong (844 Hunter Circle)
    a. Steve noted that the lake
    b. Don

E. Katey Shirley reported an issue with theft at the clubhouse and a renter that had their possessions stolen. Don noted that the HOA would look into a solution for security. Desiree suggested a low cost solution with owners picking up and returning keys for the locks.

F.

II. APPROVAL OF PREVIOS MEETING MINUTES

The minutes from the 11.13.21 meeting were reviewed.

***MOTION**: Sharon made a motion to approve the meeting minutes. Lucinda seconded and the motion carried unanimously.*

III. COMMITTEE REPORTS

Communications Committee - Sharon Schutz reported that the February newsletter was in progress and would be sent out in the next week or so. SRG has also provided suggestions that will be added to the newsletter. Any owners with items they would like included should be sent to Sharon. An owner has offered to start and manage a Facebook neighbors account. This is a Facebook page that is restricted to Mountain Side owners. David noted that this was a good idea.

Lake Committee - Don Cacace reported the lake committee had an ambitious plan for lake improvements including dredging and has been engaged with the lakeshore owners regarding their concerns. The committee is made up of 3 board members and full time owner that lives on McKees way.

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Landscape Committee - Lucinda Greene reported that the Landscape Committee continues to make improvements in irrigation and water use thanks to David Arnolds efforts. The campus landscaping continues to be improved with a focus on sustainability.

***MOTION**: Lucinda made a motion to approve an additional $2000 expenditure for the landscaping committee. Sharon seconded and the motion carried with all in favor.*

IV. CONSENT AGENDA (Actions via E-mail)

A. Change order for garage ducting repairs – 11/29/21
B. Heat tape repairs Clubhouse and Condos – 11/29/21
C. Martin/Martin column inspection excavation – 12/10/21
D. Clubhouse exercise room door approval – 12/29/21
E. Replace range in managers unit – 1/6/22
F. I and J fire deficiency repairs – 1/7/22
G. Clubhouse fire panel repairs – 1/10/22
H. Waive January late fees for incorrect dues payments – 1/17/22
I. Flood insurance renewal – 1/18/22
J. Clubhouse 2022 planter approval – 1/31/22
K. Fines resolution for unpermitted electrical work in condo unit – 2/7/22
L. Polaris repairs – 2/14/22

***MOTION**: Colleen made a motion to approve the actions via e-mail. David seconded and the motion carried with all in favor.*

V. FINANCIAL REPORT

Sharon Schutz reported that there was not a lot of material to update on since we only had one month of financials for the fiscal year. Last year's financials and the annual budget are located on the website. The HOA has engaged a CPA firm out of Lakewood for an audit and tax preparation. As of January we are right on budget. Some items on the HOA financials need to be reclassed as a Condos expense.

Don reported that the MCR plans (major component reserve) are in good shape. Each and every year the HOA puts money aside into a reserve fund to plan for anticipated expenses across the campus with the goal of minimizing assessments. Roughly $300,000 has been spent over the last year on Clubhouse improvements. There is still and additional $400,000 in HOA reserves. On the Condos side the reserves are also in good shape and are funded around $700,000. There are some major improvements planned to the decking and railing structure across the 10 condo buildings. That project will require an

assessment in addition to reserve funds. The cost is estimated at roughly $300,000 per building to replace all of the railings and decking. It was noted that the MCR is a planning tool rather than a budget. The work on the railings was already planned but has been accelerated due

VI. MANAGERS REPORT & ASSOCIATION BUSINESS

Kevin Carson with SRG presented the following managers' report

Completed Items

- Roof repairs on all condo buildings
- Fire alarm inspections
- Building G backflow union repair
- Irrigation meter upgrades
- Landscaping improvements
- Snow removal contracts signed
- Water meter replacements
- H Building walkway repairs
- Dumpster repairs
- Garage light conversion to constant on
- Photo cell replacements
- Hot tub jet pump repairs
- Interior hot tub opened
- Re-key of condo units no longer on master system.

Pending Items

- Clubhouse Remodel – final items
- Campus operations manual
- Garage column 2nd report
- Upgrades to campus irrigation
- Condo building roof heat tape repairs

A. Campus Architect Committee

i. Pete asked for volunteers to establish a campus architect committee. Lucinda has kindly offered to chair this committee. This will involve meeting with architects, working through design issues, and determining costs for architectural improvements across the campus. Lucinda noted that the goal was to develop an overall plan similar to the MCR

and determine a reasonable cost estimate for both aesthetic and infrastructure improvements throughout the campus. The Board is looking for at least 2 owners to assist and provide community input. The goal is to have options to discuss at the August meeting.

B. HOA Parking

i. Don provided an explanation of how the two associations function.

MOTION: *Don made a motion to leave the current parking rules in place and clarify that any van over 8' tall (not including racks or roof mounted accessories) is considered and extended height van. Following discussion Sharon seconded the motion. The motion did not carry with 4 in favor and 5 opposed.*

MOTION: Paul made a motion to clarify that a vehicle must be within the following dimensions, 8ft wide, 20ft long, 10ft high. Lucinda seconded the motion.

Colleen asked if the dimensions only included the vehicle itself or accessories. Paul amended the motion to clarify the size restrictions should include any accessories attached to the building.

Don asked if Paul's proposed motion would amend any of the other HOA parking restrictions. Paul clarified that if someone had an extended height vehicle that was converted to a recreational vehicle it would be permitted as long as it was within the specified dimensions.

Paul withdrew his motion and will send updated language out to the board for a vote following this meeting.

Don noted that since the board was so divided it would be prudent to send out a survey to owners to provide the board with more information and assist in making a decision.

Whitney volunteered to build a questionnaire with Lucinda's assistance. The survey will be sent to the board for approval before distribution.

Sharon noted that the survey should be sent to all owners and it would be ideal to have one consistent rule for the entire campus.

Kevin C noted that SRG will enforce the associations rules and regulations but would prefer a clear description of what vehicles are prohibited so it is easy for staff to identify them.

MOTION: Don made a motion to send a violation letter to the owners of the Team Summit Van. Sharon seconded the motion. The motion carried with 5 in favor and 4 opposed.

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C. Clubhouse Unauthorized Access & Trespassing

i. Don recommended that the HOA looked into a system that would automatically notify if there was unauthorized access after hours that would contact either a security company or the police. The board will decide to press charges on a case by case basis.

D. Railings and Insurance

i. Pete noted that the association received an insurance letter in

Motion: Don made a motion to direct SRG to work with Lucinda to develop an RFP to include a temporary and long term solution for this issue.

David clarified that his recommendation to add additional balusters

Paul commented that we should pursue a temporary and long term solution independently. Both should be fast tracked.

Don amended the motions to direct SRG to solicit bids for a temporary solution to satisfy the insurance options, and to separately get estimates for replacing the decking.

Motion to get information on the cost of these projects for SRG.

E. Condo Campus Parking

i. In the Annual Meeting Pete suggested that owners could reach out to the board for an exemption to the RV parking policy. The Condo declarations state that no RV's can be parked on an overnight basis. The current rule limits RV parking to 7 days within a 30-day period.

ii. After a long discussion regarding the issues, it was determined that a committee should be created in order to refine the RV parking rules.

iii. Colleen, Paul, Meredith, Lucinda, Whitney, and Lucinda all volunteered to be a part of the committee. Sharon suggested we should include a few owners who are non-board members on the committee.

F. Condo Attic Space Renovations

i. The clubhouse does not open until 10:00am. There was a request to open the upper level at 8:00am to allow owners to exercise earlier in the morning.

Sharon made a motion. David seconded. All in favor.

G. Condo Building Water Meters

i. Kevin C reported that the water meters for A and C building need to be replaced, but the boxes housing them will need to be modified first. I was suggested that this should be completed in Spring once the freeze risk has subsided.

VII. PROPERTY OWNERS' FORUM

i. Eric Mendelsohn (675 McKees) commented that between the 15th of December and 15th of February he observed regular trash and plastic bags placed into the recycling bins.

VIII. CORRESPONDENCE AND REPORTS

A. Owner Correspondence

SRG is contacted roughly 3 – 5 times a day by Mountain Side owners with various issues. In most circumstances these are simple fixes that are taken care of without the involvement of the board.

Helen Rago contacted SRG regarding the pending STR restrictions being considered by the Town of Frisco. She requested that the HOA provides updates on any pending restrictions as Mountainside owners as many of the condo owners utilize their units for short term rentals.

B. **Work Order Reports**

No work orders completed since our last meeting.

C. **ACC Reports**

I. The Homes ACC approved work at the following homes.
   i. 733 Hunter Circle

II. The Condos ACC approved work at the following units.
   i. 269E, 214I, & 200J

D. **Real Estate Closings**

I. The following homes have sold since our last board meeting or are currently under contract.
   i. No sales recorded

II. The following condo units have sold since our last board meeting or are currently under contract.
   i. 200J

IX. NEXT MEETING SCHEDULE

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The next meeting was set for May 21st at 8am via Zoom.

The Annual Meeting is scheduled for September 3rd at 9:00am via Zoom

Condo Campus Inspections:

- March - Colleen
- April – Sharon
- May – Pete and Whitney

X. ADJOURNMENT

With no further business the meeting was adjourned at 11:47am

V. EXECUTIVE SESSION

There was no executive session held at this meeting.