

MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
October 9, 2023

I. CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 5:30 p.m. via videoconference.

II. INTRODUCTIONS

Board members participating were:

Whitney Thompson, President, 321C

Ben Turner, Treasurer, 312H

David Arnold, Vice President, HOA, 862

Ross Mueller, Member at Large, HOA, 613

Chad Alber, Vice President, 234I

Jim Greene, Secretary, 264I

Paul Hamilton, Member at Large, HOA, 823

Ellen Dailey, Member at Large, 7892

Condominium homeowners participating were:

Joan Barnes, 315A

Chan Dillon, 105A

Tim Warren, 169E

Jim Poturalski, 227D

Candy Kiefer, 223B

Lucinda Greene, 264I

Lyn Pierce, 322H

Dan Hollabaugh, 343B

George Kontogiannis, 257D

Joanne Slavin & Mark Engstrom, 316G

Eric Mendelsohn, 675 McKees

Representing Summit Resort Group (SRG) were Kevin Lovett and Gail Filkowski. Erika Krainz of Summit Management Resources was recording secretary.

III. PROPERTY OWNERS' FORUM

Lyn Pierce congratulated the new Board members. She said her television has been cutting out over the past few weeks. Kevin Lovett said she should report problems to SRG. The Comcast installation has been completed. He recommended visiting the Comcast store or calling Comcast.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Chad Alber moved to approve the minutes of the August 22, 2023 Board Meeting as presented. Whitney Thompson seconded and the motion carried.

V. COMMITTEE REPORTS

A. Communications

The Board is looking for a Chair for this Committee.

B. Lake

Ross Mueller reported that the Committee engaged a lake management and mapping service for proposals. A beaver has been building dams and the lake spillway is now being cleared of debris daily by SRG. The outlet/ lake overflow drain is being cleared by volunteers. We have contacted CP&W, and the Town of Frisco for assistance with Beaver relocation. The Town will not act on private land but will provide recommendations to the

Committee this week. Builders have been approached about providing bench designs. Trail Maps and Signage are in the works. Owners are asked to stay on or below the lake trails.

C. Landscaping

David Arnold reported the sprinkler system has been winterized for all but two buildings. Greenscapes has the sprinkler irrigation improvement projects previously approved on their list of projects, including valve replacement, valve additions and additional sprinklers. High Country Conservation did a water audit and they are waiting for the results. Members of the Committee will participate in a training session this week. The pots from the Clubhouse will be stored on site this winter. Greenscapes will aerate the lawns and a final weed and feed will be done in house. There is a Landscaping Committee meeting next week and owners are welcome to join.

D. Insurance

Chan Dillon said at the last meeting, Steve Deraddo was authorized to access two companies for quotes. There is a minimum earned premium for the current policies and the most cost effective date for termination would be January 1st. The broker recommended updating the Bylaws, which is in progress. The current Bylaws specify a more inclusive association policy with owners only responsible for contents and liability. It is more typical for associations to insure to the drywall and have the owners responsible for everything else. The current property valuation is \$54 million a new insurance valuation is recommended. It would be cost effective to change the Bylaws to allow for “bare walls” association coverage, which David Arnold noted was already approved by the Board. The Committee should provide specific recommendations for the new language in the Bylaws.

VI. CONSENT AGENDA – RATIFICATION OF DECISIONS MADE OUTSIDE OF A MEETING

1. 9/28/23 Condo Association, 2023/2024 Season snow plowing. Bobby Cat proposal; approved.
2. 9/20/23 Condo Association, ASR final payment; approved.
3. 9/18/23 Condo Association Board Officer appointments; slate of Officers approved.
4. 9/13/23 Condo Association, President Whitney sign Insurance Broker of Record appointment; approved.
5. 9/11/23 Condo Association Board President Whitney Thompson appointment; approved.
6. 8/30/23 HOA Clubhouse skylight leak repair; approved.
7. 8/29/23 HOA Hot tub cover order; approved.

Motion: Chad Alber moved to approve the consent agenda. David Arnold seconded and the motion carried.

VII. FINANCIALS

A. August 2023 Financial Review

Kevin Lovett reviewed the financial statements as of August 31, 2023.

1. Condo Financials – The balances were \$25,451 in Alpine Operating, \$331,413 in Alpine Reserves and \$244,895 in RBC Reserves. The Association was operating \$277,094 (33%) unfavorable to budget. There were overages in Legal, Insurance, Insurance Loan, Trash, Snow Removal, Sewer and Electric and savings in Property

Tax, Grounds & Parking Maintenance, Roof Snow Removal, Water, TV Internet and Gas. One owner was over 90 days past due. The Collection Procedure is being followed and this account will be discussed in Executive Session.

2. HOA – The balances were \$9,797 in Alpine Operating, \$58,760 in Alpine Reserves and \$78,065 in RBC Reserves. The Association was operating \$23,849 (11%) favorable to budget but is two months behind on Reserve contributions. There were overages in Trash, Legal/Professional, Ground & Parking and Electric and savings in Repair & Maintenance, Preventative Maintenance Agreement, Lake Maintenance, Shared Irrigation, Pool and Hot Tub Maintenance & Supplies and Natural Gas. There was \$39,880 due from the Condominium Association.

B. 2024 Budgets

The proposed Condominium Association budget included a 12% increase. Highlights included:

1. Legal & Professional – Increased to include \$7,650 for the governing document revision.
2. Insurance – The amount budgeted is based on the premium received from Steve Deraddo and the Special Assessment for insurance runs through June. It can be adjusted once the new quote is received. The deductible is budgeted at \$10,000 but it is actually \$100,000 with the current policy.
3. Sewer – \$11,324 increase based on actuals.
4. TV & Internet - \$12,576 increase based on actuals.
5. Electric – \$6,120 increase based on actuals.

The proposed HOA budget included a 5% increase. Highlights included:

1. Legal & Professional – increased for the governing documents revisions.
2. Water – \$1,160 increase.

Chan Dillon will try to get final insurance quotes by November 1st. The Board will meet the first week of November to review the budget and the Budget Ratification Meeting will be scheduled in early December.

Paul Hamilton noted that the MCR needs to be updated before year-end and can be approved in January. The update is usually done by a small committee. Lucinda Greene suggested updating it more than once annually.

The fireproofing of the support columns in the garage has been delayed because the State no longer allows a volatile fireproof coating. One option is for a contractor to spray a coating that will withstand the winter temperatures. He has only found one product for external use. He will continue to work on this project.

VIII. ASSOCIATION BUSINESS

A. *Project Updates*

1. Roof Items – Northwest Roofing will replace missing shingles on the shed. They will provide a proposal for the G & I Buildings gutter drainage. The leak in the Clubhouse skylight was repaired.
2. Building A Garage – The furnace needs repair. Design Mechanical has been unresponsive. Four Mile Mechanical has been approached about providing a bid.
3. Clubhouse – The gas combustion issue has been resolved.
4. Water Backflows – Two backflows failed. One was rebuilt and one was replaced.
5. Property Manual – On the list for winter.
6. ASR Repairs – Completed.
7. Electrical – All items have been completed. The invoice has not yet been received.
8. Pool – A proposal is being sought to replace the pool liner next year.
9. Hot Tub Cover – Outdoor covers have been ordered. The indoor cover will cost \$800 and has not yet been ordered. Kevin Lovett will send the specs for the indoor cover to the Board for review.
10. Racket Ball Court – The door trim has been installed.
11. Touchup Painting – The Clubhouse touch up painting has been done inside and outside.
12. Fence Repair – Completed.
13. Fireplace Replacement in Clubhouse – Approved and waiting for installation.
14. Laundry Room – The counter crack has been caulked.
15. Drywall Repair – The entrance vestibule has been repaired.
16. Clubhouse Retaining Wall at Entrance – Pending.
17. Solar Light Post Install at Pool – Pending.
18. Brick Repair at East Entrance – Pending.
19. Knox Box Keys – 12 keys need to be provided to Summit EMS.
20. Stump Grinding and Tree Removal – On Bobby Cat's list.
21. Additional Tree Removal – Pending. The trees have been marked on the Building F creek side.
22. Building I Fire Panel – The panel is currently operational. The Allied Security bid to replace it is \$2,837.
23. Comcast Clean-Up – Completed.
24. Fireplace/Dryer Vent Cleaning and Inspection – Completed.

B. *Bylaw and Declaration Amendments*

Maris Davies at Altitude Law has been engaged to update the governing documents. She sent a questionnaire that needs to be completed with Board feedback or by a Governing Document Committee. Chad Alber, Jim Green, Whitney Thompson volunteered to complete the questionnaire for the condos. Ross Mueller, David Arnold and Ellen Dailey volunteered to complete the questionnaire for the Homes.

Action Item: SRG will email the committees the questionnaire.

C. *Parking Rule*

Motion: Whitney Thompson moved to postpone Condo Association enforcement until the governing document amendment is completed. Chad Alber seconded and the motion carried.

D. HOA Board – Appointment of Officers

The Condominium Board Officers were appointed by email.

The Officers for the HOA Board were appointed as follows:

Motion: Chad Alber moved to nominate Whitney Thompson for President. Ben Turner seconded. Since there was another Board member willing to take this Officer position, she declined the nomination.

Motion: Paul Hamilton moved to nominate David Arnold for President. Ross Mueller seconded and the motion carried.

Motion: Chad Alber moved to nominate Whitney Thompson for Vice President. Since there were other Board members willing to take this Officer position, she declined the nomination.

Motion: Whitney Thompson moved to nominate Ross Mueller for Vice President. Paul Hamilton seconded and the motion carried.

Motion: Ross Mueller moved to nominate Jim Greene as a second Vice President. Chad Alber seconded and the motion carried.

Motion: David Arnold moved to nominate Ben Turner as Treasurer. Ross Mueller seconded and the motion carried.

Motion: Whitney Thompson moved to nominate Jim Greene as Secretary. Chad Alber seconded and the motion carried.

E. Buildings G & I – Gutter Proposal

Jim Greene said the gutter on Building I drains onto the Comcast pedestal and flows into the garage, creating ice in the winter. Northwest provided a proposal for replacement of the Building I gutter and the addition of gutters on Building G, where there are not any.

Action Item: Gail Filkowski will send the proposals to Paul Hamilton, Jim Greene and David Arnold for review.

IX. NEXT MEETING DATE

The next Board Meeting for budget review was scheduled for Monday, November 6, 2023 at 5:30 p.m. via Zoom. The next regular Board Meeting was scheduled for Monday, December 4, 2023 at 5:30 p.m. and will include ratification of the 2024 Budget.

Clubhouse Walkthroughs – October – David Arnold, November - Ross Mueller and December - Jim Greene.

Condominium Walkthroughs – October - Whitney Thompson, November – Ben Turner and December - Chad Alber.

X. ADJOURNMENT

Motion: Jim Greene moved to adjourn at 6:59 p.m. Whitney Thompson seconded and the motion carried.

XI. EXECUTIVE SESSION

The Board convened Executive Session at 7:00 p.m. to discuss collections. Whitney Thompson made a motion to send delinquent owner to collections, Chad Alber seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature