



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – December 8th, 2022

I. CALL TO ORDER

The meeting was called to order by Lucinda Greene at 5:32pm

Board members in attendance introduced themselves.

Condo Directors Present: President, Lucinda Greene
 Vice President, Whitney Thompson
 Secretary, Simone Mancuso
 Member at Large, Chad Alber

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

Owners Present: Bruno Lutz G356, Chuck Morris 523 BRR, Rick Schwarz 236G, Joanne Slavin 316G, Jon Grey-Ginsberg 822 Hunter Circle, Paul Koenig E229, Micah Evans, 303B, Lyn Pierce 322H, Eric Mendelsohn 675 McKees, John and Peggy Landwehr 136G, Joelle Miller 206G and 317D.

From Summit Resort Group: Kevin Carson, Community Association Manager

II. PROPERTY OWNERS' FORUM

Lyn Pierce (322H) requested that the board address issues with the comcast cable upgrade project. She noted issues with the location of the newly installed coax outlet.

Bruno Lutz (356G) echoed Lyn's concerns on the cable installation. He noted that the hot tubs seemed cool recently. Kevin Carson from SRG will check into the temperature.

Sheryl Gillis (135A) Requested that the board be transparent regarding the railing replacement process. She also asked how her home address was available for owners to send mail regarding the board elections.

Joelle Miller (206G and 317D) asked for an update on the garage column project. Kevin Carson reported that the project is expected to be completed next week. In building G there are lots of comcast wires



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dangling in the garage and on the unit walkways. Joelle also asked how the trash expense is split between the homes and the condos.

III. APPROVAL OF PREVIOUS MEETING MINUTES

The minutes from the 10.1.22 meeting were reviewed.

MOTION: Paul made a motion to approve the minutes. Ross seconded and the motion carried with all in favor.

IV. COMMITTEE REPORTS

Communications – No report as Sharon Schutz was not in attendance. Owners were encouraged to send along any newsletter items to Sharon.

Lake – Ross reported that the new bridge was completed in October. The Association thanked Jon Grey-Ginsberg for providing power.

Landscaping- David Arnold reported no updates since the last meeting.

Railing – Chad reported that the committee met earlier in the week and reviewed the estimates provided for the repairs. The committee recommended adding the 1"x1" metal mesh grid. Kevin Carson was directed to solicit additional estimates from local contractors for this work.

Lucinda reported that the committee reviewed both full replacement and interim options before coming to this conclusion. Eventually the walkways and railings will require a complete replacement. The current estimates the Association has received are rough order of magnitude bids for general pricing only.

Bryant reported that the committee heard the owners concerns regarding the special assessment. The committee is exploring financing options to avoid a large special assessment.

The board and committee engaged in a discussion regarding the pros and cons of the interim vs long term solutions. Simone indicated that although the cost of the permanent solution seemed high, it would potentially increase the property value.

There was discussion regarding the railing heights, and if a permit would be required from the Town of Frisco to simply add the mesh.

Lucinda noted that owners were permitted to install mesh on their balcony railings.



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MOTION: Lucinda made a motion for the board to adopt the railing committee's recommendation to move forward with the interim option. SRG will work with its staff and Paul Hamilton to identify an area on the campus to add the wire mesh and intermediate balusters to look at. The motion carried with all in favor.

V. **CONSENT AGENDA (Actions via E-mail)**

- A. Snow removal contract – 10/10/22
- B. Management agreement renewal – 10/13/22
- C. Reserve and Inspection of Records Policy Approvals – 10/14/22
- D. 2023 Operating Budget approval – 11/1/22
- E. Committee Charters 11/16/22

MOTION: Lucinda made a motion to approve all actions made via e-mail since the previous board meeting. Lucinda seconded and the motion carried with all in favor.

VI. **FINANCIALS**

Kevin Carson presented financial reports for the Condominiums Association and the HOA.

VII. **ASSOCIATION BUSINESS**

A. **Condo Campus Parking**

Lucinda noted that the board made a motion to suspend parking enforcement for extended height vans at the last meeting that expires today. It was noted that the declarations have a restriction prohibiting the parking of recreational vehicles or boats overnight. The current rule is in conflict with the declarations. The board reviewed the memo provided by Altitude Law regarding the declaration amendment procedure.

There was continued discussion regarding the parking rules and regulations for the condo campus. It was noted by Altitude Law during the Q&A session that the declarations would need to be amended to allow for the parking of recreational vehicles overnight on the campus.

MOTION: Whitney made a motion to exempt extended height vans from the 7 day condo parking limitation until the May board meeting. The motion was seconded by Chad. Meredith noted that he felt any members voting in favor of the motion were violating their fiduciary duty. Simone, Chad, Whitney, voted in favor. Lucinda opposed. The motion carried.



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MOTION: *Lucinda made a motion to move forward with the declaration amendment process in the memo provided by Altitude Law. The amendment would strike section 27 F which prohibits the overnight parking of boats or recreational vehicles overnight on the condo campus. If the amendment is successful, the Condo board will adopt rules and regulations governing the parking of recreational vehicles. Whitney seconded the motion. The motion carried with all in favor.*

It was clarified that there was no intent to turn the condo parking lot into a storage facility or to ban the parking of recreational vehicles outright.

B. Walkway repairs

Repairs to the C and H walkways were discussed. The board chose to wait until we receive a per building estimate from ASR to determine how to move forward.

C. Preventative Maintenance Agreements

Kevin C reported that he had solicited preventative maintenance agreements from Tolin Mechanical and PSI and will provide them to the board for review when they are available.

D. Comcast Internet Upgrade

There have been continued issues and frustration related to the comcast upgrade progress. Kevin C will schedule a meeting with comcast and interested board members to get an update. Whitney, Chad, Jim Greene, and Lucinda all expressed interest. Following the meeting Kevin C will draft an update mailer to all owners.

E. Roof Repair Approval Process

SRG requested approval to move forward with roof repairs without notifying the full board of directors.

MOTION: *A motion was made to authorize SRG to move forward with any emergency roof repairs with a total repair cost of under \$5,000 without express authorization from the board. The motion was seconded and carried with all in favor.*

F. Water Usage Assessment for Homes tied to J Building

This item was not discussed and will be on our next meeting's agenda.

VIII. NEXT MEETING SCHEDULE

The next board meeting was scheduled for February 23rd at 5:30pm via Zoom.



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Condo Campus Inspections:

- Lucinda – December
- Ross – January for Clubhouse Whitney for Condo
- Ross – February for clubhouse – Simone

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 8:07pm