



# Mountainside Condominium and Homeowners Association

## Combined BOD Meeting Minutes – May 21<sup>st</sup>, 2022

---

### **I. CALL TO ORDER**

The meeting was called to order by Pete Pfeiffle at 8:00am. 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:                Candice Warren (169E), Frank Vezzi (315A), Peter Digel (106G), Lyn Pierce (322H), Michael Szewczyk (623BRR), Rick Schwarz (236G), Desiree Terrell (129), Norine Goodwin (152H), Tim Warren (169E), Gail Hess (573BRR), Gary Rhodes (174I), Sally Pane (269E), Chad Alber (234I), Simone Mancuso (362), Jay Ruggeri (177D), Rebecca Battenfelder (186G), Tony Giacone (544BRR) and Jon Gray-Ginsberg (822HC).

From Summit Resort Group:    Kevin Carson, Community Association Manager  
   Kevin Lovett, Summit Resort Group President

### **I. PROPERTY OWNERS' FORUM**

- A. Chad Alber 234I requested to see the results of the van parking survey that was sent out to owners a few months ago. Pete Pfeiffle indicated this would be discussed later in the meeting.
- B. Desiree Terrell 129E spoke regarding the parking rules at Mountain Side. She indicated that a letter had previously been sent to the Board. Storage fees for RV's or trailers in the county are expensive. Pete Pfeiffle indicated that parking would be discussed later and he did respond to the email in question.
- C. Simone Mancuso 362 expressed concern about the chemicals in the weed killer, short term renters with dogs, flooding/freezing in the basements and garages and the condition of the



# Mountainside Condominium and Homeowners Association

## Combined BOD Meeting Minutes – May 21<sup>st</sup>, 2022

---

- tennis courts. She was encouraged to report short term renters with dogs. Kevin Carson will follow up on the weed killer and ask if it is possible to use straight nitrogen. He will make sure the tennis net is hung correctly.
- D. Chad Alber 234I said if “No Parking” areas are going to be painted around Building I, it should come before the Board for approval. Kevin Carson clarified that only areas that are not designated for parking on the south or west sides of the building would be marked as such. Chad requested that the areas not be marked until the snow storage situation is resolved to provide adequate parking during the winter.
  - E. Lyn Pierce 322H requested careful consideration of any change to the paint color scheme to ensure what is chosen are earth tones.
  - F. Jay Ruggeri 177D mentioned that they submitted an application for a wheelchair accessible remodel of their unit. It has been on hold due to difficulties finding a contractor but they are now ready to proceed and will resubmit the application next week.

### II. APPROVAL OF PREVIOUS MEETING MINUTES

The minutes from the 2.26.22 meeting were reviewed.

It was noted that the “Furnace Inspection” heading should be changed to “Parking”, the February date for the next meeting should be changed to May and the extended vehicle height should be changed from 8’ to 7’.

**MOTION:** Colleen Remsberg made a motion to approve the minutes as amended. David Arnold seconded and the motion carried with all in favor.

### III. COMMITTEE REPORTS

**Communications Committee** - Sharon Schutz reported that the HOA has continued to send out quarterly newsletters. The last newsletter had instructions on how to join the Mountain Side Facebook group. The newsletters are posted on the website. The instructions on how to join the Facebook page were in the March newsletter.

**Lake Committee** - Don Cacace reported the Lake Committee had a meeting with the Water Commissioner Troy Wineland regarding the lake level. Lowering the lake level each year is no longer required. The lake is currently full and should remain that way on a consistent basis. The committee is discussing an emergency action plan for the lake which will be discussed with the State Water Engineer Dana Miller. In addition, work on the bridge is planned for later this summer. Some owners around the lake have threatened a lawsuit related to the easement. Per the attorney’s advice, the Board cannot discuss the legal action in open session, but they feel it is without merit and intend to vigorously defend against it.



## Mountainside Condominium and Homeowners Association

### Combined BOD Meeting Minutes – May 21<sup>st</sup>, 2022

---

**Landscape Committee** - Lucinda Greene reported that the Landscape Committee has been meeting to discuss how to manage the property more efficiently. The most significant conversation centered around fertilization and pest control for trees. She recommended that the HOA accept the lower of the two bids (\$4,900) but to reduce some services (two instead of four lawn fertilizations and spraying the Spruce against Ips beetles only) for a cost of \$1,980.

**MOTION:** *Lucinda Greene made a motion to approve the estimate from Moose Creek for \$1,980. Paul Hamilton seconded and the motion carried with all in favor.*

An owner asked about the safety of the fertilizer being used. Lucinda Greene indicated it is nitrogen with a broadleaf weed killer. It should not present any risk.

David Arnold gave a report on the campus sprinkler systems. He took over management of the patio homes last summer and located all the shared sprinkler systems. He created an email address [mountainsidesprinklerhelp@yahoo.com](mailto:mountainsidesprinklerhelp@yahoo.com) for owners who need assistance. The systems have been mapped, and major leaks and deteriorated fittings were repaired. The state requirements for the backflow and annual certifications were confirmed. There has been an effort to improve communication with the owners. A funding mechanism has been created. The 26 homes on sprinkler systems tied into Mountain Side property now pay \$150 annually for activation and winterization. The vault at the north end of Hunter's Circle has been rebuilt and all items have been brought up to code. Software is being used to modernize and control the system. The system measures soil moisture and determine when irrigation is needed. The system can be fully automated. He receives notice if there has been any tampering with the timers. The timers were provided by the Town of Frisco at virtually no cost. The new system has resulted in lower water consumption and reduced startup labor from 130 hours to 13 hours. The old impact sprinklers are being replaced with high efficiency sprinklers. Volunteer labor is being used as much as possible. He has signed up for free water audits by the Town. The program was expanded to the Clubhouse last August and startup was reduced from three days to ½ hour. The program will be extended to the rest of the patio homes this year. He will need an owner to share their WiFi to operate the system. Last year he started auditing the condominium sprinkler systems and created a detailed list of the zones and repairs and upgrades needed. There were 16 different types of timers, which have all been replaced with Smart Sense certified timers. He will need a condominium owner to share their WiFi to operate the system.

Owners can contact the Town to have free lead and copper testing of their water. The Smart Sense rebate program can provide single family owners up to \$1,000 in rebates for lead-free faucets, high efficiency toilets and sprinklers. There is also \$12,000 in rebates available for condominium buildings.

**MOTION:** *David Arnold made a motion to approve installation of an on/off button for the sound system in the Clubhouse. Colleen Remsberg seconded. In discussion, there was a suggestion to set the default so the music remains on. The motion was put on hold pending further research.*



# Mountainside Condominium and Homeowners Association

## Combined BOD Meeting Minutes – May 21<sup>st</sup>, 2022

---

David Arnold requested that he be added to the Landscaping Committee. Lucinda Greene said she sent an email this morning to have this done.

**Architectural Committee** – Lucinda Greene reported that the Association is in the process of working with an architect and landscape architect to develop a model to present to owners at the Annual Meeting.

### **IV. CONSENT AGENDA (Actions via E-mail)**

- A. MSH Operating Loan to Reserves – 3/1/22
- B. Martin & Martin Column Plans Approval – 3/1/22
- C. Fine Resolution for Condo Unit in Violation of ACC – 3/4/22
- D. Manager’s Unit Improvements Approval – 3/7/22
- E. Insurance Renewal Approval – 3/4/22
- F. Manager’s Unit Improvements – Additional Approvals – 4/6/22
- G. MS HOA Irrigation Vault Repairs – 4/6/22
- H. 323B Roof Leak Repairs
- I. ASR Garage Column Proposal Approval – 5/9/22
- J. 2022 Condos Concrete Repairs Approval – 5/9/22

**MOTION:** *Don Cacace made a motion to approve the Consent Agenda items. Paul Hamilton seconded and the motion carried with all in favor.*

### **V. FINANCIALS**

#### **A. April 2022 Financial Report**

Sharon Schutz reported that as of April 30, 2022, condominium expenses were about \$31,000 over budget. Some of the overage was due to straight lining of expenses such as snow removal. There were costs associated with the Manager’s unit improvements and grounds and maintenance. Security and Fire Safety was over budget due to the required five-year hydrostatic testing. The plastic fire extinguisher cabinets were replaced with metal. Grounds and Parking Maintenance was over budget due to late billing for last year by Greenscapes. Natural Gas and Electricity were over budget due to rate increases.

On the homeowner side, expenses were about \$20,000 over budget due to the same landscaping billing issue, overages in the pool and hot tub for repairs and chemicals and the utilities rate increases.

All information has been submitted to the auditor for the 2021 financial audit.



# Mountainside Condominium and Homeowners Association

## Combined BOD Meeting Minutes – May 21<sup>st</sup>, 2022

---

### **B. MCR Review**

- i. Peter Pfeiffle, Paul Hamilton and Don Cacace will schedule a meeting to review the MCR. Don noted that they had anticipated about \$150,000 for the condominium columns but it will probably be \$180,000 - \$200,000 with some ancillary charges. Investments are being moved so the bills can be paid when they come in. There were funds set aside on the homeowner side for dredging the lake, which will not occur this year.

### **VI. MANAGERS REPORT & ASSOCIATION BUSINESS**

Kevin Carson with SRG presented the following managers' report

#### **Completed Items**

- Roof repairs
- In unit leak repairs
- Parking enforcement
- Fire extinguisher inspections
- Spring cleanup
- Garage cleaning
- Clubhouse floor cleaning
- Clubhouse freeze-up repairs
- Various hot tub repairs
- Steam room repairs
- Sauna repairs

#### **Pending Items**

- Managers unit improvements
- Garage column project
- Condo campus concrete repairs
- Clubhouse gas contract cancellation
- Clubhouse gas meter phone line repairs
- Water meter replacements in A, C and D
- Pool ladder color issue
- B Building leak into furnace room
- Volleyball net repair

### **A. Supplemental Column Project**

- i. This agenda item was discussed under Section V.B.



## Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – May 21<sup>st</sup>, 2022

---

### B. HOA Parking

- i. Peter Pfeiffle reported that the survey results for the condominiums were 49% vs. 51% in favor of keeping the rules the same so no changes will be made. RVs will continue to be allowed to park seven days per 30-day period.
- ii. On the homeowner side, the survey results were 56% in favor of keeping the rule as is and 44% who wanted otherwise. The current rule for homeowners allows parking an RV for a total of 14 days in any 60-day period.

**MOTION:** *Paul Hamilton made a motion to amend Rule 10 of the Mountain Side Rules and Regulations and Policies, last updated in 2014, by adding a sentence "A larger vehicle is defined as having one of its dimensions great than 20' in length, 7.5' in width or 7' in height, except for a vehicle used primarily as personal transport vehicle, purchased and used on a regular basis by a full time residential owner, and purchased prior to January 1, 2022, which may be up to 20' in length and 9.2 feet in height". Meredith Williams seconded.*

Discussion of the motion addressed the following items:

1. Recreational vehicles of any dimension are not allowed, but if an RV is within the size parameters and is used primarily as a transportation rather than recreational vehicle, it would be allowed.
2. The term EHV should not be used, there should be a size envelope and owners who owned these types of vehicles before the new rule was put in place should be grandfathered.
3. There was a suggestion to amend the motion to include that this rule applies to the condominiums for consistency. It was noted that the Amenities Board has no authority over condominium rules and this topic was not on the agenda so it cannot be voted on at this meeting. This amendment was not included in the motion.
4. There was a request to amend the language from "primary transport vehicles" to "sole transport vehicles". This amendment was not accepted.

*A vote was taken on the motion as originally stated and the motion carried with six in favor.*

### C. Comcast Re-Cabling Project

- i. A new contract was signed with Comcast last October that included an upgrade, lower cost and internet access. The agreement included rewiring all buildings within six months, which has not yet occurred. The Board will continue to follow up.

### D. Breckenridge Mechanical PM Report

- i. Breckenridge Mechanical has been engaged to conduct quarterly preventative maintenance inspections for all the mechanical systems for the condominiums and



## Mountainside Condominium and Homeowners Association

### Combined BOD Meeting Minutes – May 21<sup>st</sup>, 2022

---

Clubhouse. The most recent inspection identified several minor issues, including the garage furnaces. They are recommending replacement of ten furnaces prior to next year and provided a bid of \$56,248. They recommended 80% efficient equipment rather than 90% or higher to reduce the condensation problems.

Motion: Lucinda Greene made a motion to approve up to \$56,248 for replacement of up to ten furnaces, pending further inspection and recommendations. Colleen Remsberg seconded and the motion carried with all in favor.

#### **E. Building Painting D, G, H and F**

- i. Peter Pfeiffle proposed deferring the painting until a meeting can be scheduled with the architect to discuss a possible change to the color scheme. Paul Hamilton noted that there is some bare wood on southern exposures that needs to be painted this year to prevent further deterioration of the siding.

#### **F. Farmers Insurance Update**

- i. The policy was renewed. There was a significant increase to the premium.

#### **G. Asphalt Seal Coat and Restripe**

- i. Kevin Carson will meet with available Board members on site to assess the condition of the asphalt and identify areas in need of seal coating or restriping.

#### **H. Governance for Issues Outside of Board Meetings**

- i. Meredith Williams stated that the only Board member empowered to make motions outside of meetings is the Board President or possibly one of the two Vice Presidents in the President's absence. He felt there should be established procedures for the future.

#### **I. Architectural Guidelines**

- i. Paul Hamilton has updated Architectural Guidelines.

Motion: Colleen Remsberg made a motion to approve the new ACC Guidelines as written and amended. Sharon Schutz seconded and the motion carried with all in favor.

Motion: Don Cacace made a motion to approve the new ACC Guidelines as written and amended. David Arnold seconded and the motion carried with all in favor.

David Arnold requested that he be notified of any applications for driveway or deck replacement so he can monitor any damage to the irrigation system



# Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – May 21<sup>st</sup>, 2022

---

## **VII. CORRESPONDENCE AND REPORTS**

### **A. Owner Correspondence**

- i. All owner correspondence since has already been forwarded to the Board for consideration.

### **B. Work Order Reports**

SRG has completed the following work orders since the last meeting.

1. H332- Owner lockout 3/6/22
2. A125 – Owner lockout 3/7/22
3. A125 – No heat 3/10/22
4. I144 – Roof leak 3/14/22 (only one billed to actual HOA and not unit owner)

### **C. ACC Reports**

- i. The following ACC requests were approved since the last meeting:
  - i. HOMES: 922 Hunter Circle, 802 Hunter Circle and 712 Hunter Circle.
  - ii. CONDOS: 177D, 366G, 255A, 131C and 267D.

### **D. Real Estate Closings**

- i. The following units/homes have sold since the last Board meeting.
  - i. HOMES: Lot 31
  - ii. CONDOS: 143B and 267G

## **VIII. NEXT MEETING SCHEDULE**

The next meeting was set for Saturday, AUGUST 27<sup>th</sup> at 8:00 a.m. via Zoom.

The Annual Meeting is scheduled for September 3<sup>rd</sup> at 9:00 a.m. via Zoom

### **Condo Campus Inspections:**

- June – Lucinda Greene
- July – Whitney Thompson
- August – Colleen Remsberg

## **IX. ADJOURNMENT**

**With no further business, the meeting was adjourned at 10:21 a.m.**