



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – June 1st, 2023

I. CALL TO ORDER

The meeting was called to order by Lucinda Greene at 5:35pm

Board members in attendance introduced themselves.

Condo Directors Present: President, Lucinda Greene
 Vice President, Whitney Thompson
 Treasurer, Sharon Shutz
 Member at Large, Matt Runnells
 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: Micah Evans 303B, Norine Goodwin 152H, Jim and Andrea Baer 240J,
 Luke Gross 113B, Rick Schwartz 236, Joanne Slavin and Mark Engstrom
 316G, Bo and Sue Datson 238F, Chuck Morris 523, Peggy Landwehr
 136G, Beth Breen 202H, Joelle Miller 206G and 317D, Paul and Patricia
 Fairchild 333B, Eric Mendelsohn 675 McKees, Philip Rhodes 274I, Ted
 Eden 126G

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

II. Owners Forum

Jim Baer thanked the board for the bridge improvements and railing project.

John Gray-Ginsberg voiced claims regarding land fraud and money laundering. After 3 minutes he was muted and then ejected from the meeting following multiple outbursts.

Desiree asked about a dues breakdown. Kevin reported that the operating budget details all revenue and expenses for the associations.

Norine Goodwin attempted to make a comment but was unable to do so due to technical difficulties.



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – June 1st, 2023

III. APPROVAL OF PREVIOUS MEETING MINUTES

The minutes from the 2.23.23, 5.10.23, and 5.23.23 meetings were reviewed.

Corrections

Sharon indicated her name was not present on the minutes.

2.23.23 minutes Chad seconded the consent agenda.

2.23.23 minutes on financials change “decision” to “status”

MOTION: *Lucinda made a motion to approve the 2.23.23 minutes. Sharon seconded and the motion carried with all in favor.*

MOTION: *Chad made a motion to approve the 5.10.23 minutes. Ross seconded and the motion carried with all in favor.*

MOTION: *Lucinda made a motion to approve the 5.23.23 minutes. Whitney seconded and the motion carried with all in favor.*

IV. COMMITTEE REPORTS

Communications – Sharon reported that the recent newsletter has been posted to the website. SRG was thanked for their efforts on communication. Updates have been sent on the baluster project and building painting.

Lake – The committee met in late April and Don Cacace reviewed needed maintenance for the lake. The committee has met with Bobby Cat to solicit a bid for various projects. A trashcan will be installed near the bridge to encourage owners to be mindful of their trash.

Landscaping- David Arnold reported that the order for hanging baskets, perennials, and pots has been approved by the board and ordered. A planning meeting is set for the 5th. Plants are arriving on Monday the 5th and owners are encouraged to attend the planting day if they are available. David noted owners should bring their own gloves and hand tools. Lucinda and David walked the property with an arborist to discuss tree removal and pruning. The 26 patio homes on the shared system and the clubhouse irrigation systems have been activated. The condo sprinkler systems are being activated but there are several repairs needed. Once the systems are activated the landscaping committee will do a



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – June 1st, 2023

walkthrough with SRG to focus heads. Volunteers in building D and J are still needed to connect sprinkler timers to their wifi. The association has reached out to high country conservation to see what irrigation audit programs they have available. Owners can go to weather underground and look for Mountain Side community to get an accurate weather report.

V. CONSENT AGENDA (Actions via E-mail)

- A. AGS Railing Contract Approval – 3/16/23
- B. Appoint Matt Runnels to Condo Board – 4/7/23
- C. Roof Repair Approvals – 4/12/23
- D. Painting Approval – Clubhouse and G building 5/17/23
- E. Condo Layered Insurance Approval 5/26/23

MOTION: *Chad 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

Sharon reported on April 2023 financials for both associations. SRG provided summary reports in the board meeting packet.

It was noted that the Condos association was one month behind on reserve transfers.

VII. ASSOCIATION BUSINESS

A. **Approve 2022 Tax Returns**

Kevin and Sharon reported that we had received the 2022 Tax Returns. Sharon and Kevin reviewed and saw no issues. SRG Wo

MOTION: *Sharon made a motion to approve the 2022 tax returns. Lucinda seconded and the motion carried with all in favor.*

B. **Column Project Update**



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – June 1st, 2023

Kevin and Paul provided a brief update on the condo column project update. The project has been completed. There are lingering drywall repairs needed and final payment has been withheld until they are complete. Paul noted that the columns still need to be fireproofed and he is looking into options.

C. Vote on Special Assessment for Condos Insurance Premium

Lucinda provided an update on the challenges associated with finding insurance coverage this year. The board shared the current policy that has been approved and committed to continuing to work on the issue moving forward. Kevin C provided details on all of the carriers that SRG had reached out to in addition to Kinser. Sharon provided an overview of the proposed assessment to fund the premium increase.

MOTION: *Sharon made a motion to approve the proposed assessment to cover the downpayment and 2 months of payments. Lucinda modified the motion to include accepting the financing proposal from AFCO. The remaining balance will be paid over the remaining 9 months as a special assessment billed monthly. Chad seconded.*

The motion carried with all in favor.

All owners were encouraged to read the provided unit owner letter from Kinser insurance to update their HO6 policy. The letter was sent and is posted on the website.

D. Roof Leak Updates

Kevin reported that there were 20 roof leaks in the condo buildings this winter. Northwest roofing completed repairs on I and J building under warranty. Most of the leaks occurred through the skylight. All skylight replacement include a raised curb and cricket to prevent future leaks. SRG is working with owners to coordinate interior leak repairs. These repairs were paid via reserves rather than an insurance claim to prevent a negative impact on the loss history.

E. Railing Project Update

Kevin provided an update on the status and scheduling of the railing improvement project. Owners will be sent notice prior to their building work beginning. No unit access is required as all work will be completed from the exterior.

F. Update on remaining 2023 MCR projects

Kevin provided an update on all of the projects noted in the MCR for 2023.



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – June 1st, 2023

G. Clarification on SRG staff roles

Kevin gave clarification on SRG staff roles. All communication should be sent through Kevin rather than to Otto directly. There was a discussion on the best ways to streamline communication. The responsibility matrix in the management contract details SRG responsibilities.

H. Declaration amendment and revision to rules and regulations

The board has been considering a limited declaration amendment to adjust the parking restrictions. Currently there is a prohibition on the parking of trailers and RV's in the declaration. The board has suspended enforcement of that rule and would like to amend the declarations to remove that restriction, allowing the board to govern vehicle parking via a rules and regulations update.

MOTION: *Chad made a motion to continue to suspend parking enforcement for EHV parking and maintaining the current 7 within 30 day parking restriction rule for trailers and RV's until the next board meeting. Whitney seconded. The motion carried with all in favor.*

I. Chimney, fireplace, and dryer vent inspections

Chimney and fireplace inspections were discussed. SRG will solicit a bid for cleaning. It was not determined if this was an owner or HOA responsibility. Kevin provided information on the pros and cons of both approaches.

J. Ongoing laundry issues

The ongoing issues with laundry machine service was discussed. Whitney has been working with CSC representatives on a solution. All of the machines have been replaced via CSC and we hope to have better service moving forward.

K. Board communication with SRG

Board communication with SRG was discussed. Kevin requested that all action items go through the president per the contract rather than being sent separately.

L. Annual meeting discussion



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – June 1st, 2023

The annual meeting was discussed. The senior center is reserved for that meeting. An in person meeting was discussed. The board chose to move forward with a zoom meeting to maximize owner attendance. There will be a catered luncheon at the senior center following the meeting. Kevin gave a refresher on the CCIOA requirements regarding voting at the annual meeting.

VIII. NEXT MEETING SCHEDULE

The next board meeting was scheduled for August 22nd at 5:30pm via Zoom

Condo Campus Inspections:

- June – Chad
- July – Whitney
- August – Matt Runnells

Clubhouse

- June – Ross
- July – Paul
- August – David

IX. ADJOURNMENT

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