



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – August 27th, 2022

I. CALL TO ORDER

The meeting was called to order by Pete Pfeiffle at 8:03am. 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. Desiree Terrell – Unit 129 had a question regarding what HOA fees cover. Specifically in reference to the railing project and potential special assessment.
- B. Ross Muller – 623 Blue River Run – introduced himself and announced his candidacy for the amenities board.
- C. Gary Rhodes – I-174 – Asked if building I was scheduled for painting this year. Pete indicated it was on the schedule, but not for this year.
- D. Pete reviewed the owners correspondence included in the materials packet. Owners requested additional equipment in the fitness room. Pete indicated that this may impact our insurance rates. Sharon indicated that the current fitness equipment was added as a test,



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – August 27th, 2022

and it is good to see how often the equipment is used. Don indicated it would be a good idea to consider adding additional equipment. David added that the board is tracking the usage of the machines and they are being used much more than expected.

II. APPROVAL OF PREVIOUS MEETING MINUTES

The minutes from the 5.21.22 meeting were reviewed.

Lucinda asked us to clarify that 24D was the chemical used in the weed killer.

Lucinda requested the minutes reflected the vote was 3 – 2 for keeping the condo parking rules the same.

MOTION: *Don Cacace made a motion to approve the minutes as amended. Meredith Williams seconded and the motion carried with all in favor.*

III. COMMITTEE REPORTS

Communications Committee - Sharon Schutz reported that newsletters were still being sent out quarterly and the next will be sent in early September. The Facebook page has seen limited discussion and communication.

Lake Committee - Don Cacace reported the Lake Committee has been fairly busy working on projects related to Bills Lake. The emergency action plan has been submitted to the state division of water resources and has been approved. The Dam has also been inspected which is required every two years. There were two very minor action items in the report dealing with rodents, weeds, and woody bushes on the dam. The log bridge is currently in the process of being upgraded.

The lake committee has reviewed a proposal from the lakeshore owners regarding dredging. The proposal was reviewed by the entire board in executive session and voted to deny the proposal but authorized the committee to continue to work with the lakeshore owners.

Landscape Committee – Pete thanked Lucinda Green for her work on the landscaping and to David Arnold for his efforts to help improve the irrigation systems for the Condos. Whitney echoed the thanks to David Arnold for all of his hard work. David thanked the owners that volunteered to have the sprinkler systems connected to their private wifi. David will also be doing another survey of the patio homes systems to check for damage so it can be proactively addressed before next season.

Architectural Committee – Pete noted that the Association brought an architect onboard to discuss modernizations and improvements to the condos campus. The new painting scheme was discussed. The D and F buildings are on the schedule to be painted this year. Pressure washing has been completed and painting will begin ASAP. There are 3 different earth tone color schemes that will be used, no two adjacent buildings will be the same color schemes. Pete gave a brief overview of the insurance



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – August 27th, 2022

requirements driving the railing replacement project. The balusters are currently spaced more than 4" apart, which has been identified as a safety issue. The HOA is working to collect bids and determine a special assessment. The assessments will range 6k – 9k for one bedrooms and 9k – 14k for two bedrooms. It was clarified this will include all of the railings, walkways, unit decks, and stairwells.

Paul noted that some of the patio homes are being painted and having the siding replaced. All of these improvements are reviewed by the ACC committee and approved. Paul noted that the Clubhouse is in good shape.

IV. CONSENT AGENDA (Actions via E-mail)

- A. Condo garage furnace replacements and repairs – 6/15/22
- B. Building C walkways repairs – 6/17/22
- C. Condo building color scheme change – 7/18/22
- D. Lake log bridge improvements – 8/8/22
- E. D and F building painting – 8/11/22
- F. Cesare column project inspections – 8/17/22
- G. Lakeshore owner proposal rejection – 8/25/22

MOTION: *Sharon Schutz made a motion to approve the Consent Agenda items. David Arnold seconded and the motion carried with all in favor.*

V. FINANCIALS

A. June 2022 Financial Report

Sharon Schutz reported that the Condos was over budget roughly \$13,000 YTD primarily due to increasing utility expense. Gas usage and general repairs and maintenance are the largest driver of the overage.

On the HOA side we are over budget \$25,000, primarily due to natural gas.

The managers unit improvements will be reclassified to the reserve account.

The board has not started a proposed budget for 2023 and that work will continue in the fall.

Lucinda noted that all board members should be made aware of missed reserve transfers and cashflow for both associations.

Sharon asked Kevin Carson to post the audit report on the website for review.



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – August 27th, 2022

VI. MANAGERS REPORT & ASSOCIATION BUSINESS

Kevin Carson with SRG presented the following managers' report

Completed Items

- Roof repairs
- In unit leak repairs
- Parking enforcement
- Garage furnace replacements and repairs
- Managers unit improvements
- Weed control
- Lawnmower repairs
- Tree treatments for pine beetles
- Clubhouse water fountain replacement
- Clubhouse gas agreement with Symmetry cancelled
- Irrigation improvements
- Concrete repairs
- Water meters replaced in A, C, and D buildings
- Volleyball net repair

Pending Items

- Garage column project
- Comcast recabling project
- Building D and H painting
- Clubhouse security system improvements

ASSOCIATION BUSINESS

A. Managing Agents Report

Kevin Carson with SRG presented the following managers' report

Completed Items

- Roof repairs
- In unit leak repairs
- Parking enforcement
- Garage furnace replacements and repairs



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – August 27th, 2022

- Managers unit improvements
- Weed control
- Lawnmower repairs
- Tree treatments for pine beetles
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- Clubhouse gas agreement with Symmetry cancelled
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Pending Items

- Garage column project
- Comcast recabling project
- Building D and H painting
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B. Annual Meeting and Voting

- i. Peter Pfeifle reported that the annual meeting this year would be held via Zoom. Due to some legislation there were some changes to the voting procedures.
- ii. Kevin Carson reported that the voting would take place via a Google Form like last year, but SRG would not be able to count the votes. Eric Crennen from McNurlin CPA will handle the counting of the votes. At the absolute latest the results would be announced the Monday following the meeting, but we will make every effort to announce them live during the meeting.

C. Railing Project

- i. Pete provided an overview of the required railing replacement project during the committee reports. It was clarified that only the railings would be replaced. Deck boards would only be replaced if they were in poor repair or a safety issue.

D. Column Support Project

- i. Paul Hamilton reported that a year ago some cracking was observed in columns under the condo buildings. The Association contracted an engineer for inspections and repairs were recommended. Starting on Monday supplemental support columns will be installed. This involves a new foundation and the hole that was noted in one of the



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – August 27th, 2022

garage floors was a test. Some dust will be generated during the project but it should have a relatively minimal impact. There will be 11 supplemental columns added in total.

E. Furnace Replacement

- i. Peter Pfeiffle reported that Breckenridge Mechanical had preformed numerous repairs and replacements of the condo garage furnaces.
- ii. Paul noted that some of the venting was deteriorated and needed to be replaced. The Town suggested the furnaces should be replaced at the same time. All of the work is complete.

F. Special Assessment

- i. This was discussed during the architectural committee report.

G. Recycling Improvements

- i. The Association has had issues with contamination of the recycling containers. This causes the recycling to go to the landfill, and also creates an extra cost to the HOA. It was noted that plastic bags are not recyclable.
- ii. Lucinda agreed that we needed additional signage and information specifically for renters and guests.
- iii. Owners should make sure their housekeeping staff are aware of the recycling restrictions.
- iv. Whitney noted that all of the recycling improvements would be provided at no cost to the HOA through a grant offered by High Country Conservation.

MOTION: *Whitney made a motion to move forward with the short term recommendations in the report provided by High Country Conservation.*

Lucinda amended the motion to include the recycling bin purchase and move forward with the short term recommendations at no cost to the HOA.

Don seconded the motion and indicated the entire HOA board could vote as all owners use the recycling.

The motion carried with all in favor.

VII. NEXT MEETING SCHEDULE

The next board meeting was October 1st at 8:00am with the primary agenda of new board member orientation.

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



Mountainside Condominium and Homeowners Association

Combined BOD Meeting Minutes – August 27th, 2022

Condo Campus Inspections:

- September - Whitney
- November - Lucinda
- October – Sharon

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 10:34 a.m.