

**MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 26, 2024**

**I. CALL TO ORDER & INTRODUCTIONS**

The meeting was called to order at 5:32 p.m. via videoconference.

**II. INTRODUCTIONS**

Board members participating were:

David Arnold, HOA President, 7862  
Ross Mueller, HOA Vice President, 613  
Jim Greene, HOA Secretary/Co-Vice President, 264I  
Ben Turner, HOA/Condo Treasurer, 312H  
Whitney Thompson, Condo President, 321C  
Chad Alber, Condo Vice President, 234I  
Paul Hamilton, Member at Large, HOA, 823  
Ellen Dailey, Member at Large, 7892  
Matt Runnels, Member at Large, 323B

Homeowners participating were:

Andrea Baer, 240J	Bob Datson, 238F
Darwin & Coleen Pruisner, C201	Eric Mendelsohn, 675 McKees
Joan Barnes, 224I	Joanne Slavin, 316G,
Judy Silverstone, 379E	Norine Goodwin, H152
Candy Kiefer, 223B	Frank Vezzi, 315A
Jim Diekmann, 247D	Lyn Pierce, 322H
Patricia Fairchild, 333B	Lucinda Greene, 264I
Rick Schwarz, 236G	Joelle Miller, 206G/317D
Jenn Harenberg, 231C	George Muntean, 254I

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

**III. PROPERTY OWNERS' FORUM**

1. Joelle Miller asked the Board to discuss parking in a future meeting. She encountered a situation a few weeks ago when a vehicle was parked for two days taking up two spots and she was unable to get a response over the weekend.
2. Bob Datson commented that there is a dead aspen near the table and bridge. It has been dead for several years and needs to be cut down. David Arnold said this will be addressed by the Landscaping Committee this summer.
3. Darwin Pruisner asked about the insurance renewal. This item will be discussed later during the meeting.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

In Section VIII.F., David Arnold requested replacement of "determined only one needed replacement" with "previously recommended Building A right needed replacement".

**Motion:** Whitney Thompson moved to approve the minutes of the November 6, 2023 Board Meeting as amended and the December 4, 2023 Budget Ratification Meeting as presented. Ross Mueller seconded and the motion carried.

## V. COMMITTEE REPORTS

### A. *Communications*

Whitney Thompson said a newsletter was produced. It will be posted on the website. She encouraged interested owners to volunteer to serve on the Committee.

### B. *Lake*

Ross Mueller reported that the lake can be accessed by an easement off Hunters Circle. Catch and release fishing is permitted. The Board approved a recommendation to proceed with a survey and has contracted with a company to do the work. A water quality test has been commissioned. The Committee will meet in March to make a list of projects. Recommendations for dam improvements will be implemented and signage will be improved.

### C. *Landscape*

David Arnold reported that the irrigation system and efficiency audit report was received. It provides recommendations for the existing equipment and how to reduce water use. Some grants will be available for turf reduction. The Committee will meet in the next month to consider summer plantings, flowerpots for Clubhouse and annuals at the Clubhouse. Tree removal will be done by two arborists. They will be weighing priorities versus cost. There is a policy of replacing trees that are removed one for one so they will be budgeting for removal and replanting. Volunteers are welcome and can communicate their interest by emailing [mountainsidelandscapehelp@yahoo.com](mailto:mountainsidelandscapehelp@yahoo.com).

### D. *Insurance*

Whitney Thompson said new policies have been secured and the Committee is waiting for a refund of approximately \$200,000 for the original policies. The new lower premium was effective December 1, 2023 for six months. The additional policies were effective January 1, 2024 and are one year policies. It is anticipated that the refund will be received prior to the due date for the policy renewal.

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

1. 11/9/23 Bridge repair (Condo).
2. 11/20/23 Purchase new utility vehicle (Condo).
3. 11/29/23 Approve new insurance policies (Condo).
4. 12/11/23 Approve financing for property policy (Condo).
5. 12/11/23 Approve NW Roofing proposal for skylights and gutter repairs (Condo).
6. 2/2/24 Approve Bathymetric Mapping of lake (HOA).

**Motion:** On behalf of the Condominiums, Chad Alber moved to approve the consent agenda. Whitney Thompson seconded and the motion carried.

**Motion:** On behalf of the HOA, Ross Mueller moved to approve the consent agenda. Ellen Dailey seconded and the motion carried.

## VII. FINANCIALS

### A. *December 2023 Financial Review*

Gail Filkowski reviewed the financial statements as of December 31, 2023.

1. HOA – The balances were \$45,879 in Alpine Operating, \$96,288 in Alpine Reserves and \$80,100 in RBC Reserves with \$41,622 in cash and \$38,478 in investments. The Association was operating with a \$140 deficit to budget. An audit was previously approved.

**Action Item:** David Arnold will provide Gail Filkowski a list of expenses that need to be reclassified from Operating to Reserves or vice versa.

2. Condo Financials – The balances were \$5,999 in Alpine Operating, \$3,987 in Alpine Reserves and \$248,726 in RBC Reserves including \$100,332 in cash and \$148,393 in investments. There is \$65,105 due to the Alpine Reserve account consisting of \$48,150 for the insurance down payment and \$16,955 for the December Reserve transfer. The Association was operating with a \$625,307 (50%) deficit to budget, mainly due to overages in Insurance (\$571,460) and finances charges for the Insurance loan (\$35,984). Jim Greene commented that some of the investment returns seemed low given today's environment.

**Action Item:** Gail Filkowski will schedule a meeting with the RBC advisor.

## VIII. MANAGER'S REPORT/PROJECT UPDATES

Gail Filkowski provided a written list with status updates.

1. Garage waterproofing – She is working with Scott at ASR.
2. Indoor hot tub jets – Repaired.
3. Clubhouse leak – NW Roofing repaired the leak. They found evidence of raccoons.
4. Garage leak H Building – Repaired last week.
5. Reserve Study – Kona provided an updated proposal. Gail will send it to the Board for review.
6. 207D Leak – NW Roofing believes the leak is related to chimney repair work and Gail is waiting for a proposal.

## IX. ASSOCIATION BUSINESS

### A. *Website Updates*

The website is ready to go live. The goals for redesigning the website were to prioritize the most frequently accessed information and make easy to find, to reorganize the content by where it applies, i.e. condos, homes or HOA, to declutter the website by removing old and duplicated documents and to standardize the naming conventions. Ellen Dailey recognized Gail Filkowski for her assistance on this project.

**Action Item:** Gail Filkowski will have the new website activated and the old website deactivated.

### B. *Amendments to Governing Documents*

The edits have been submitted by the Condos and HOA. Paul Hamilton had input on the flow and consistency. There are several items in the Decs relative to ACC Review that need updates. The new documents will supersede the founding documents. It will be a 12 – 24 month process.

**Action Item:** All Board members should send any desired revisions to David Arnold by Wednesday to forward to Altitude Law for production of a second draft.

C. *HOA Policy Review (ACC Guidelines and Lake Rules)*

The HOA previously voted to update all policy documents. The ACC Guidelines were included but were missed. Altitude Law will proceed with the updates.

D. *Condo Amendments to Rules & Regulations (Pet Rule)*

The attorney has advised the existing pet rule is not really enforceable. She drafted some recommended language for Section 20 in the Rules and Regulations. It prohibits short-term renters from having pets. Owners and long-term renters may have no more than two pets.

**Action Item:** The Board will review the recommended language and conduct a vote between meetings if necessary.

Paul Hamilton commented that there have been a range of issues. Some rules need to be reinforced with the owners with the expectation they will manage their renters. Any rules violations should be reported to SRG. Kevin Lovett said there is staff on site every day. The best way to contact SRG is to call the office.

E. *Hot Tub Covers*

Gail Filkowski said the outdoor hot tub covers were finally delivered after several months. The sizing was off and is being corrected by the vendor. The covers are large and heavy and very difficult for one person to put on at night. Options for some type of lift or other solutions are being explored.

**Action Item:** Kevin Lovett will work on a solution with the staff.

F. *Monthly Walkthroughs*

1. HOA: March – Ross Mueller, April - Matt Runnells, May – Ellen Dailey and June – Paul Hamilton.
2. Condos: March – Whitney Thompson, April – Jim Greene and May – Ben Turner.

**X. NEXT MEETING DATE**

The next regular Board Meeting was scheduled for Monday, May 28, 2024 at 5:30 p.m.

**XI. ADJOURNMENT**

**Motion:** Chad Alber moved to adjourn at 7:11 p.m. Ellen Dailey seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature