

MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
May 28, 2025

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. via videoconference.

II. INTRODUCTIONS

Board members participating were:

David Arnold, HOA President, 7862

Ross Mueller, HOA Co-Vice President, 613

Jim Greene, HOA Co-Vice President, 264I

Katherine Carroll, HOA Secretary, 750

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

Representing Summit Resort Group (SRG) were Kevin Lovett and Gail Filkowski. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: David Arnold moved to approve the minutes of the February 10, 2024 Board Meeting as presented. Ross Mueller seconded and the motion carried.

IV. COMMITTEE REPORTS

A. Communications

Whitney Thompson stated that the summer newsletter is planned for release by June 15th. She requested all Committees submit updates by June 1st. The newsletter will include landscape updates and seasonal reminders, and will be posted at the Clubhouse.

B. ACC

Ross Mueller reminded owners that all exterior modifications must be reviewed and approved by the ACC. This includes tree removal, driveway expansion and paint changes. ACC Guidelines are being updated with Ellen Dailey, David Arnold and Paul Hamilton contributing. An amendment to the PUD is underway to permit metal trim and balusters, per Town requirements. The updated ACC Guidelines for both the Condo and HOA Associations are posted on the website.

C. Lake

Ross Mueller reported that new benches have been installed on the dam and the south side of the lake. The older benches and bridge will be stained. Tree maintenance was completed yesterday, with eight dead or rotting trees and some dead willows removed. Other trees were trimmed and limbed. A bike rack has been installed. Users are asked not to leave

bikes overnight. Trail maps, water quality reports and lake rules are available on the HOA website. Owners were reminded to pick up after their dogs.

D. Landscape

Katherine Carroll was appointed Secretary of the Landscape Committee. Owners interested in participating should contact a Committee member. The native plant demonstration garden work has been started next to the Clubhouse. Three raised vegetable garden beds will be installed between Buildings F and G. Four spruce trees around the Clubhouse will be replaced. Planting flower pots, flower baskets and annuals is slated for June 15th. A grant from High Country Conservation is supporting some projects. Irrigation improvements are in progress, including rerouting a sprinkler that is irrigating the wetlands to the vegetable garden.

E. Governing Document Amendments

David Arnold explained that the latest documents and updates are posted on the website. In 2022, the Board was advised by legal counsel to update all governing documents for compliance with current laws and to reduce legal exposure. In 2023, a contract was executed with Altitude Law to draft the updates. The drafts were sent out to the owners in January 2025 for feedback by April 15th. Revisions were made in redlined documents and they were sent to Altitude Law for review. The new draft will be posted on the website for owner review and additional comments.

The three main areas of owner concern were:

1. Smoking – There was an incorrect interpretation that the new documents would implement a ban on smoking for the single family homes. There will only be a ban on smoking within 20' of the Clubhouse.
2. Amenities – There was an incorrect interpretation that the amenities could be transferred by a Board vote, i.e. that the lake property could be sold. Approval of such an action would require a vote with approval by at least 75% of the owners.
3. Easement – There was a concern that the new draft eliminated all the easement language, thereby removing HOA responsibility for the easements. A secondary legal firm who has represented the Association in the past was engaged to review the documents. Their review will be included in the redlined documents. The easement language has been restored in the most recent version.

F. Insurance

Whitney Thompson noted Chan Dillon have led insurance review efforts. The quote was just received and they need to review it before providing a recommendation.

V. PROPERTY OWNERS' FORUM

Richard Binzile (753 Hunters Circle) advocated for "Dark Sky" lighting compliance, encouraging homeowners to mitigate light pollution. Paul Hamilton suggested he conduct an informal lighting audit. David Arnold added that while Frisco does not currently mandate retrofits, a requirement for compliance is likely at some point in the future. He encouraged homeowners to follow best practices now.

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

1. 3/5/25 Approve Skylight Replacement (Condos)
2. 3/17/25 Approve Clubhouse/Amenities Insurance Renewal (HOA)
3. 3/28/25 Approve CTL Groundwater Testing Bid (HOA)
4. 4/16/25 Approve Turner Morris Roof Inspections (Condos)
5. 5/12/25 Approve Food Garden Pilot Program (Condos)
6. 5/16/25 Approve PUD Amendment Related to Use of Metal Materials

Motion: Whitney Thompson moved to approve the consent agenda. Chad Alber seconded the motion and carried.

VII. FINANCIALS

A. April 2025 Financial Review

Gail Filkowski reviewed the financial statements as of April 30, 2025.

1. HOA – The balances were \$35,008 in Alpine Operating, \$153,742 in Alpine Reserves and \$80,483 in RBC Reserves with \$44,105 in cash and \$36,468 in investments. The Association was operating \$198 (0.2%) unfavorable to budget. There were savings in Shared Irrigation (\$2,882) and an overage in Grounds & Parking Maintenance (\$2,223) due to the expense for summer flowers. There was one month of dues owed by the Condos. All Reserve transfers were up to date.
2. Condo Financials – The balances were \$34,968 in Alpine Operating, \$152,171 in Alpine Reserves and \$252,475 in RBC Reserves including \$180,865 in cash and \$71,610 in investments. The Association was operating \$32,457 (5%) unfavorable to budget. There were overages in Insurance (\$59,894) due to timing, General Repair & Maintenance (\$5,165), Snow Removal (\$3,473), Roof Snow Removal (\$9,000) and Water (\$11,892) due to timing and savings in Grounds & Parking (\$8,570). There was one owner more than 60 days past due and the attorney is handling the collections process. One Reserve transfer was made as of April 30, 2025 and two transfers were made up in May.

VIII. MANAGER’S REPORT/PROJECT UPDATES

Gail Filkowski reviewed highlights of completed, ongoing and pending projects since the last meeting.

1. Compost will be added to the perennial beds by Bobby Cat.
2. Tree stumps are scheduled for removal by TSH.
3. Garage waterproofing in Building G will be a Capital project.

IX. ASSOCIATION BUSINESS

A. Capital Plan Review/2025 Projects

1. Two new umbrellas have been ordered.
2. Four chaise lounge chairs will be replaced.
3. A quote is pending for staining the beam above the pool. There is \$15,000 in the MCR for this project. Gail Filkowski will ask DR if draining the pool will be necessary.

4. A quote will be obtained for replacement of the mechanical room floorboards and painting the walls. There is \$3,000 earmarked for painting the room.
5. A quote was received from Reliance for fence replacement and a second bid is pending from Strategic Fence.
6. Hot tub #1 heater (from 2004) needs to be assessed to determine if the control panel can be replaced or full replacement is necessary.
7. A bid will be obtained for inspection of the Clubhouse office electrical panel and adding a single circuit to the second floor for the gym.
8. A bid will be obtained for surveys of the lake and Clubhouse.

B. HOA Roof Report & Repairs

Motion: David Arnold moved to approve the \$4,800 in repairs recommended by Northwest Roofing, at a cost not to exceed \$5,000, to be paid from the MCR. Ross Mueller seconded and the motion carried.

C. Condo Roof Reports & Repairs

Turner Morris inspected the 10 Condo buildings and recommended \$19,900 in roof repairs and \$4,000 for replacement of one skylight. There is \$25,000 earmarked in the MCR for roof repairs and \$10,000 for skylight work in 2025.

Motion: Whitney Thompson moved to approve the proposed roof repairs and skylight replacement. Chad Alber seconded and the motion passed unanimously.

D. HOA Camera Proposals

The Clubhouse cameras are currently provided by Comcast. One has failed and Comcast no longer provides that service. Two bids were received for replacement of the failed camera and additional locations:

1. TechnoLink - \$17,000
2. Arapaho Security - \$13,000.

There is \$10,000 earmarked for this project. The Board will revisit the proposals after refining the scope and reducing costs.

E. HOA Pool Coating Proposals

This project has been postponed pending groundwater pressure mitigation. CTL Engineering has been engaged. Mid-American Pools will also be consulted.

Action Item: Gail Filkowski will follow up with the engineering and pool vendors regarding drainage solutions and recoating options.

G. Condo Insurance Renewal

Chan Dillon presented a renewal quote from RH Harris for the Avalon program with a \$22,000 net decrease. The deductible was lowered from \$100,000 to \$50,000. Jim Greene commented that he would like to see more work done to affect the policy such as improving the wildfire score, splitting the Association and reducing the value of the property. He was concerned that there was not a concrete plan for funding the insurance and other project expenses. Chan Dillon responded that they engaged two other brokers and investigated the market extensively but there were no other options. The issues are the high value of the buildings, the buildings were built in the 1980s, are wooden construction and do not have fire sprinklers.

Motion: Whitney Thompson moved to approve the Avalon policy renewal. Chad Alber seconded and the motion carried with Jim Greene abstaining.

H. Condo Walkway Project Proposals

Kona Engineering provided an assessment of the walkways. He drafted a report that identifies areas that need to be repaired in 2025. Bids were obtained from Empire Works (\$57,672) and Textbook Builders (\$56,323) but this excluded painting. Their revised bid including painting was just below Empire's bid. There is \$58,000 earmarked in the MCR for this project.

Action Item: The Board will vote to approve one of the proposals by email.

I. Condo 2025 Painting Proposal

DR Custom provided a bid of \$83,800 to paint the G and J Buildings. There is \$86,000 earmarked in the MCR for this project. G Building was scheduled for painting last year but it was postponed due to financial constraints.

Motion: Ben Turner moved to approve the bid for painting the G and J Buildings this year. Whitney Thompson seconded and the motion carried.

J. Condo Comcast Bulk Service Agreement

The Comcast representative contacted Gail Filkowski last week and asked if the Board would be interested in renewing the contract for cable and internet, which does not expire until April 2026. They offered a reduction of \$320/month for the remainder of 2025 and all of 2026 for a new five-year contract. The first rate increase would not occur until January 2027.

Action Item: Jim Greene will investigate options for service and provide a recommendation.

J. Monthly Walkthroughs

1. HOA: June – David Arnold, July – Ross Mueller and August – Ellen Dailey.
2. Condos: June – Chad Alber, July – Katherine Carroll and August – Whitney Thompson.

X. NEXT MEETING DATE

The next regular Board Meeting is scheduled for August 18, 2025 at 5:30 p.m. The Annual Meeting will be September 13, 2025.

XI. ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

Approved By: _____ Date: _____
Board Member Signature