

**MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
September 13, 2025**

I. CALL TO ORDER & INTRODUCTIONS

The meeting was called to order by David Arnold at 9:02 a.m. via videoconference.

Board members participating were:

David Arnold, President, HOA, 7862

Ross Mueller, Vice President, HOA, 623

Jim Greene, Co-Vice President/Secretary, HOA/Condos, 264I

Ben Turner, Treasurer, HOA/Condos, 312H

Ellen Dailey, Member at Large, HOA, 892

Katherine Carroll, Member at Large, 301C

Whitney Thompson, President, Condos, 321C

Chad Alber, Vice President, Condos, 234I

Paul Hamilton, Member at Large, HOA, 823

Condominium homeowners participating were:

Efird, 102H

Carlson, 104I

Ripetto, 105A

Crisfield, 109E

Eden, 126G

Gibson, 133B

Dollive, 139E

Mauck, 149E

Hayward, 154I

Dalvano, 167D

Lien, 176G

Pruisner, 201C

Muldoon, 205A

Miller, 206G/317D

Janjua, 214I

Battles, 225A

Datson, 238F

Diekmann, 247D

Jordan, 248F

Schaal, 270J

Richardson, 296G

Macero/Keen, 313B

Vezzi, 315A

M&J Vacation Rentals, 316G

Pierce, 322H

Turner, 324H

Fairchild, 333B

Anderson, 347D

Goodrum, 366G

Single family homeowners participating were:

Hess, 573

Malmgren, 601

Obolewicz, 604

Shirey, 613

Williams, 621

Schutz, 625

Luthers/Bibler, 653

George, 663

Wray, 712

Johns, 743

Bindseil, 753

Vetters, 802

Ginsberg, 822

Lyche 893

Representing Summit Resort Group (SRG) were Deb Borel, Andrea Shand and Lauren Lovett. Heather Allen and Jordan Reichers of HC3 were guests at the meeting. Erika Krainz of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE/PROXY/ROLL CALL

Notice of the meeting was sent. With units represented and proxies received (33 from condominium owners and 15 from HOA owners), a quorum was confirmed for both Associations.

III. APPROVE MINUTES OF LAST ANNUAL MEETING

Under Section X. Election of Directors, the subheadings should be revised to A. Condo Election and B. HOA Election.

Motion: David Arnold moved to approve the minutes of the September 21, 2024 Annual Meeting as amended. Chad Alber seconded and the motion carried.

IV. OWNER EDUCATION – HC3

Heather Allen and Jordan Reichers from HC3 provided a presentation. Program areas include waste diversion, water conservation, clean/efficient energy and sustainable food production. Water Smart initiatives include irrigation and lawn assessments, water efficiency workshops and non-essential grass conversion. There are rebates available for irrigation assessments and equipment upgrades. The Summit County watering schedule is 6:00 p.m. – 9:00 a.m. on Tues/Thurs/Sat for even numbered addresses and Wed/Fri/Sun for odd numbered addresses.

The Summit County goal is to double the recycling rate to 40% by 2035. Accepted single stream items include plastic bottles, jugs and tubs, aluminum and tin cans, paper and cardboard. Food makes up 32% of landfill waste, which releases methane and 80 million tons of food is wasted annually in the US. Timberline or Summit Roll Offs can provide composting rolling totes or a dumpster. Free individual bins are available. Accepted items are meat and bones, dairy, spoiled food, fruits and vegetables. Free technical assistance is available through HC3. Strong Future Community (\$1,000 - \$75,000) and Town of Frisco (\$10,000) grants are available. Their email is info@highcountryconservation.org and information is available on their website www.highcountryconservation.org.

V. ANNUAL COMMUNITY UPDATES & COMMITTEE REPORTS

A. *Landscape*

Katherine Carroll reported that turf replacement was completed by the Clubhouse. A bench was installed. Native and drought tolerant plants were added and native wildflower seeds will be spread. A community food garden was piloted this summer. Owners interested in participating next year should contact her. Several projects were completed around the lake on the walkway and educational signs were added. Tree health was assessed.

B. *Communications*

Whitney Thompson said a newsletter is published twice annually in the summer and winter. Owners are encouraged to submit content.

C. *Lake*

Ross Mueller reported that new benches were added, the old benches were stained, eight dead or dying trees and dead willows were removed, the trail around the lake was connected, the shoreline was cleaned up, more trail maps were created and signage was updated. Debris was removed from the lake and it be restocked with fish. The face of the dam is being revegetated.

D. *Architectural*

Ellen Dailey reported that the goal is to interpret and uphold the governing documents. There is a focus on aesthetics, protecting the investment and staying aligned with State,

local and Town laws and processes. The Architectural Review Standards were updated and posted on the website. Amendment 6 to the Preliminary Development Plan (PDP) was completed. It identifies what types of metal elements can be used on building exteriors. The next project will be implementation of a Xeriscape Policy. The Town of Frisco requires a permit to expand driveways and the maximum width is 20'. An application is required to convert from grass to xeriscape.

E. Insurance

A policy was secured without the need for a Special Assessment. Efforts continue to find a lower cost policy. The Condo and HOA Associations have separate policies.

F. Website

David Arnold said the website address is www.summitresortgroup.com/hoa/mountainside. The website includes links to the Association documents, which are listed by priority, and include the governing documents, financials, Board contact information, meeting minutes, budgets, important communications, committees, Charters, Clubhouse information, Rules & Regulations, Policies and a trail map. There is an archive page for past documents.

G. Governing Documents Update

Both Associations are updating their governing updates. The process started in 2022 based on advice from legal counsel. In 2023, Altitude Law was engaged to assist with the process. Numerous drafts were created in 2024 and the latest draft was distributed to owners for review in January 2025. Two virtual meetings were hosted for owner feedback and there were further revisions to incorporate the suggestions. The vote on the final draft will be conducted by mail and owners will have 60 days to respond.

VI. PRESIDENT'S REPORT

David Arnold reviewed the following:

1. He thanked Kat Carroll for taking over the Landscaping Committee, the volunteers who helped with the community garden initiative, Ross Mueller for leading the Lake Committee, Ellen Dailey for her work on the Architecture Committee and updating the website, Ben Turner for working on the financials, Chad Alber for his work on the insulated hot tub covers, Jim Greene for negotiating the Comcast contract, Whitney Thompson for serving on both Boards and Communications Committee and helping with contractors and Paul Hamilton for his engineering expertise.
2. There are 50 owners who are responsible for their own sprinkler systems.
3. The HOA has received over \$16,000 in grants from HC3.
4. He thanked the SRG staff for their efforts at the property and welcomed Andrea Shand as the new Property Manager.

Whitney Thompson reviewed the following:

1. A new insurance policy was secured for the Condo Association.
2. She thanked all the Board members for their hours of work on behalf of the Association.
3. She encouraged owners to volunteer on committees.

VII. PROPERTY OWNERS' FORUM

Owner comments addressed the following topics:

1. Bob Datson – The Board is doing an incredible job. ATV maintenance vehicles are being parked under Building F, using one of the visitor parking spaces. Staff will be directed not to park there.
2. Jim Diekmann – He was told by an individual that he was trespassing while walking around the lake. He suggested more signage on the south end of the lake. He requested some stain for touch-up. David Arnold said there is a 15' legal easement around the entire lake. The Board is working with one owner who is refusing to allow access. There is no extra paint in storage. Deb Borel noted that the paint colors are listed on the website. Whitney Thompson said she would reimburse him for a gallon.
3. Pete Dollive – He asked what the deductible is for the insurance policy. Deb Borel said the Condo Association deductible is \$100,000 per event. Owners should discuss the type of coverage they should have with their agent.
4. Drew Gibson – Some bike racks in the garages need repair and there are abandoned bikes and other items being stored. He volunteered to assist with developing a plan for maintaining the garage. He suggested expanded hours for the fitness center, a survey to owners regarding a bulk window replacement project and energy conservation measures such as managing the lights in the Clubhouse after hours and covering the hot tubs at night. Whitney Thompson responded that the annual walkthrough will be done this fall and abandoned or untagged bikes will be removed. The Fitness Center hours are 8:00 a.m. – 10:00 p.m. The Board will look into a window project. The lights are on in the Clubhouse for safety but there is \$5,000 set aside to replace the exterior lights.
5. Bill Muldoon – There are two Mountainside tracts that extend to the bike path. He suggested creating a trail by Building A to access the bike path. Whitney Thompson said there is a path behind Building C by the volleyball court. The Board will discuss options.
6. Eric Lyche – He thanked the Board for an efficient meeting.
7. There was a request for new recycling stickers.
8. The STR Hotline number was provided for owners to call to report violations.
9. Ron Carlson - Building I has exposed rebar by the stairs into the garage. Water leaks down stairs creating ice. He had a concern about structural integrity.

VIII. FINANCIAL REPORT

A. Condominium Financials

As of December 31, 2024, the balances were \$49,150 in Alpine Operating, \$155,989 in Alpine Reserves and \$248,054 in RBC Reserves. Total expenses were 10% favorable to budget.

As of July 31, 2025, the balances were \$88,185 in Alpine Operating, \$156,440 in Alpine Reserves and \$70,154 in the Fidelity account. Total expenses were 9.4% unfavorable to budget, primarily due to insurance.

B. HOA Financials

As of December 31, 2024, the balances were \$33,374 in Alpine Operating, \$124,359 in Alpine Reserves and \$79,132 in RBC Reserves. Total expenses were 5.7% favorable to budget.

As of July 31, 2025, the balances were \$34,624 in Alpine Operating, \$123,074 in Alpine Reserves and \$79,925 in the Fidelity account. Total expenses were 5.5% favorable to budget.

IX. MANAGING AGENT'S REPORT

A. Property Management Team

Andrea Shand is the new Community Association Manager. The contact information for the SRG team was included in the meeting packet.

B. Report on Completed & Pending Items

A written report was included in the meeting packet and most items were discussed earlier during the meeting. Highlights of completed and pending Clubhouse projects included hot tub pump and pool heat exchanger replacement and roof inspection and repairs. Pending Clubhouse projects include pool beam re-staining, partial hot tub patio fencing replacement, east side paver replacement, pool re-coating, patio table/chair replacement and pool/hot tub temperature calibration. Pending Condo projects include partial walkway replacement, foundation waterproofing at G & H Buildings and amendment of the governing documents.

C. Reminders

1. Short and long term renters and guests are prohibited from having pets.
2. Bikes stored long term in the garage must display the appropriate sticker for identification, which can be obtained from SRG.
3. Storage of items on decks is prohibited.
4. Smoking of any kind is not allowed within 20' of any condominium building.
5. The cost for key fob replacement is \$25. Each unit receives one fob.

D. Owner Education

David Arnold said the Town of Breckenridge has recently mandated "Dark Sky" lighting. The Frisco Town Council is discussing this initiative. Owners who plan to replace exterior lights should ensure they are "Dark Sky" certified.

X. ASSOCIATION BUSINESS

There was no additional business.

XI. ELECTION OF DIRECTORS

The condominium and single family home owners split into breakout rooms to conduct elections at 10:53 a.m.

A. HOA Elections

There were two Board seats up for election. Paul Hamilton is retiring after serving many years. Ellen Dailey was running for re-election. Katey Shirey and Jon Ginsberg self-nominated. The candidates provided biographical information. Since the election was contested, the current Board will remain in place until the voting has concluded. The voting will be conducted by mail with ballots due by October 14th.

B. Condo Elections

There terms of Whitney Thompson, Ben Turner and Jim Greene expired. Whitney Thompson and Ben Turner were running for re-election and Jim Greene was retiring.

Motion: Whitney Thompson moved to nominate Emily Jordan and Ben Turner. Ron Carlson seconded the nomination. Whitney Thompson read Emily's letter of interest.

Motion: Ron Carlson moved to nominate Whitney Thompson. Emily Jordan seconded the nomination.

There were no other nominations from the floor and the three candidates were elected by acclamation.

XII. NEXT MEETING DATE

The next Board Meeting was scheduled for October 27, 2025 at 5:30 p.m. The next Annual Meeting was scheduled for Saturday, September 12, 2026 at 9:00 a.m. via Zoom.

XIII. ADJOURNMENT

Motion: Whitney Thompson moved to adjourn at 11:26 a.m. Chad Alber seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature