

MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION
ANNUAL HOMEOWNER MEETING
September 12, 2026

I. CALL TO ORDER & INTRODUCTIONS

The meeting was called to order by Whitney Thompson at 9:00 a.m. via videoconference.

Board members participating were:

David Arnold, President, HOA, 7862

Ross Mueller, Vice President, HOA, 623

Ben Turner, Treasurer, HOA/Condos, 312H

Katey Shirey, Secretary, HOA, 613

Ellen Dailey, Member at Large, HOA, 892

Whitney Thompson, President, Condos, 321C

Chad Alber, Vice President, Condos, 234I

Katherine Carroll, Secretary, Condos & Member at Large, HOA, 301C/311C

Emily Jordan, Member at Large, HOA/Condos, 248F

Condominium homeowners participating were:

Efird, 102H

Dillon, 105A

Crisfield, 109E

Bourgholtzer/Dorr, 112H

EJG-HLG Trust/Gibson, 133B

Roberts, 136G

NM Goodwin, 152H

Dalvano, 167D

Warren, 169E

Lien, 176G

Battenfelder, 186G

Muldoon Jr., 205A

Janjua, 214I

Schwarz, 236G

Diekmann, 247D

Greene, 264I

Brady/Curry, 272H

Kat's Mountain Rentals, 301C

Evans, 303B

Barnes/Vezzi, 315A

M&J Vacation Rentals, 316G

Turner, 342H

Single family homeowners participating were:

J&M and M&J Farms, 523

Hess, 573

Pfeiffle, 594

Williams, 621

Schutz, 625

Luthers/Bibler, 653

Carlin, 733

Cacace, 742

Johns, 743

Carroll, 750

Vetters/Lopez, 802

Ginsberg, 822

Read, 832

Busken/Lyche, 893

Duree, 922

Representing Summit Resort Group (SRG) were Deb Borel, Andrea Shand and Lauren Lovett.

Katie Cummins of HC3 was a guest at the meeting. The minutes were transcribed from recording by Summit Management Resources.

II. PROOF OF NOTICE/PROXY/ROLL CALL

Notice of the meeting was sent. With units represented and proxies received (34 from condominium owners and 20 from HOA owners), a quorum was confirmed for both Associations.

III. APPROVE MINUTES OF LAST ANNUAL MEETING

The September 13, 2025 Annual Meeting minutes were corrected to list www.srghoa.com as the community website and 59 owners responsible for their own sprinkler systems.

Motion: Whitney Thompson moved to approve the September 13, 2025 Annual Meeting minutes as amended. David Arnold seconded and the motion carried.

IV. OWNER EDUCATION – HC3

Katie Cummins, Waste Diversion Specialist with HC3, said the County aims to increase waste diversion from 23% to 40% by 2035. Strong Future programs extended the landfill's projected life from 2050 to 2078. She reviewed single-stream recycling, which accepts loose bottles, jugs, tubs, cans, paper, cardboard and glass. Plastic bags and clamshells are not accepted. Cartons and batteries must be taken to a drop-off center. David Arnold said the Association is charged \$90 for contamination if one or more plastic bags are found in the recycling. HC3 offers recycling supplies, an online guide and a free food scrap program. The program accepts meat, bones, and dairy but not compostable containers, bags, or paper products. Free collection buckets are available. Clean portions of pizza boxes may be recycled. Greasy cardboard may not.

V. ANNUAL COMMUNITY UPDATES & COMMITTEE REPORTS

A. *Landscape*

Katherine Carroll reported a successful second season for the community garden. The Committee is improving soil around aging aspens affected by Cytospora by removing landscape fabric and rock, reusing suitable rock and identifying trees for testing or removal. Native plants and wildflower seed were added near the tennis court. The project between the court and Clubhouse includes pavers, new trees, reused rock and turf reduction. Tree replacement will be considered at the Condos after soil conditions improve.

B. *Communications*

Whitney Thompson said the Communications Committee has provided updates on the governing document votes and directed proxies every other Monday. Outreach will continue until the community reaches required participation levels.

C. *Lake*

Ross Mueller reported that the 150 pounds of rainbow trout stocked in 2025 survived the winter. Fishing remains catch-and-release, and we suggest barbless hooks. Two benches and property markers were installed, and debris and vegetation were cleared around the dam and weir before the June inspection. The 2026 water quality assessment and second PUD amendment are posted online.

D. *Architectural*

Ellen Dailey reported that the Xeriscape Policy, pre-approved landscape designs, Architectural Review Standards and PUD Amendment 6 related to metal, are posted online. Changes to exterior structures, decks, landscaping, driveways or trees require ARC review. Owners should submit requests to Andrea Shand with adequate lead time. Approved work must begin within one year.

E. *Insurance*

Whitney Thompson and Chan Dillon reported that the condominium insurance policy is in a new program expiring at the end of November. Costs are below peak market levels, the market has stabilized and renewal information will be shared when available.

F. Website

David Arnold reminded owners that Association documents and community information, including financials, Board contacts, minutes, Rules & Regulations, Policies, committee materials and lake information are posted on the website www.srghoa.com.

G. Governing Documents Update

Whitney Thompson noted that Condo A&R Declaration is still open for voting, requiring 64% owner participation (directed proxies remain valid for 11 months). Owners should return their proxy cards regardless of how they vote and submit questions in writing.

David Arnold said the process began in 2022 based on legal counsel's recommendation. Condominium owners should submit a vote for both the condominium declaration and a separate vote for the HOA. David noted that condo owners are members of both associations and should submit the directed proxy for both organizations independently.

The HOA requires directed proxies from 144 of 287 owners, or 50.1%, before a meeting on the documents may be held. The Association has received 108 yes votes and 16 no votes. Owners should send in the directed proxies even if they plan to attend the meeting. Owners may withdraw a proxy at the meeting if they wish to change their vote.

VI. PRESIDENT'S REPORT

Whitney Thompson reviewed the following:

1. She thanked the volunteer Board members and encouraged respectful questions and disagreements.
2. Painting was completed on Buildings A and B and is underway on Buildings C and E.
3. The governing document revisions remain a major multiyear project.
4. Condo Board members paid the same Special Assessment as all other Condo owners. The capital work is intended to maintain the property and protect Reserves.
5. Ben Turner worked with Alpine Bank to restructure the accounts so the Operating and Reserve funds are earning interest.

David Arnold reviewed the following:

1. He thanked the Board members, committee members and SRG team for their work.
2. HC3 conservation grants helped fund the Clubhouse gardens. Native drought-tolerant landscaping reduced water use in the completed garden by 75%, and high efficiency irrigation and a water monitoring system were installed.
3. The tennis court was converted from artificial turf to clay with volunteer assistance. Lake projects included benches, trout stocking, walkway work and a new biologist.
4. The Board adopted a new Conflict of Interest Policy, which is posted on the website.

VII. PROPERTY OWNERS' FORUM

Owner comments addressed the following topics:

1. Bill Muldoon asked about the grass behind Building A and extending the north side Clubhouse walkway for laundry room access. David Arnold said there is no approved plan to remove the grass behind A building at this time. Waterproofing behind Buildings G and H will disturb the turf, which may be replaced with cobble. Extending the paver walkway around to the front of the building is not part of the current scope and may be affected by a future front retaining wall replacement project. The board will discuss further.

2. Jon Ginsberg asked about bats, bears, related insurance, the Board election, and a possible lake camera. Katherine Carroll said Cytospora is unrelated to bats and referred bat questions to Summit County Animal Control. Bear activity has increased due to the drought. Whitney Thompson confirmed that owners could self-nominate during the election breakout session. No decision was made on the lake camera.
3. Cynthia Read asked about algae and mentioned a \$750,000 dredging estimate. David Arnold said the dredging cost has not been determined. The Reserve Study includes \$100,000, but the current engineering proposals exclude excavation. Core sampling and excavation pricing are still needed. A best case schedule is Army Corps permitting approval in 2027 and dredging in 2028. The proposed \$50,000 engineering and permitting scope requires Board approval. Applegate Engineering met with the Army Corps to discuss the project. Dredging would reduce algae and improve fish habitat. The new biologist's report is online. Ross Mueller said the Committee will evaluate next year's conditions before considering aeration.
4. Eric Lyche asked if the upstairs lounge or fitness area could open before 8:00 a.m. David Arnold said the opening time was changed from 10:00 a.m. to 8:00 a.m. and the morning schedule allows SRG staff to clean before opening.
Action Item: Andrea Shand will ask Otto Reyna if earlier access is feasible and notify owners if the hours change.
5. Candice Warren reported loose balcony nails and asked about replacing deck materials. Whitney Thompson noted decks are common elements and cannot be modified without Board approval.
Action Item: Candice Warren will send photographs of the decking condition for Board and Architectural Review Committee review.
6. Katey Shirey reported nonfunctional dumpster lids and rear patio lights left on overnight.
Action Item: Whitney Thompson will send a reminder to owners about turning off rear patio lights when not needed, identify dumpsters needing attention, and provide the locations to Andrea Shand, who will coordinate with the waste hauler.
7. Frank Vezzi asked about the prior condominium fireplace inspection. Whitney Thompson said owners were contacted if issues were identified.
Action Item: Andrea Shand will send the inspection information to Frank Vezzi.
8. Jill Dorr asked about pool resurfacing. The tentative closure is October 18-27, with the fitness center, restrooms, hot tubs, and 2nd floor lounges also expected to close (due to fumes). We plan to keep the laundry facilities open via the front entrance during this closure. Final dates will be communicated when confirmed.

VIII. FINANCIAL REPORT

A. Condominium Financials

As of July 31, 2026, the balances were \$283,894 in Alpine Operating, \$925,349 in Alpine Reserves and \$71,902 in Fidelity. Year-to-date expenses were \$903,166 compared with a budget of \$1,002,553 (10% favorable to budget).

As of December 31, 2025, balances were \$76,147 in Alpine Operating, \$77,664 in Alpine Reserves and \$73,809 in Fidelity. Year-end expenses were \$1,813,771 compared with a budget of \$1,636,706 (11% unfavorable to budget).

B. HOA Financials

As of July 31, 2026, balances were \$37,582 in Alpine Operating, \$81,786 in Alpine Reserves and \$82,225 in RBC Reserves. Year-to-date expenses were \$246,988 compared with a budget of \$249,471 (1% favorable to budget).

As of December 31, 2025, balances were \$74,808 in Alpine Operating, \$104,756 in Alpine Reserves and \$82,669 in RBC Reserves. Year-end expenses were \$367,366 compared with a budget of \$386,122 (5% favorable to budget).

IX. MANAGING AGENT'S REPORT

A. Property Management Team

Andrea Shand introduced the SRG team: Kevin Lovett, Deb Borel, Otto Reyna, Eduin, Jaquin and Liz Williamson.

B. Report on Completed & Pending Items

Completed Clubhouse and HOA projects included the tennis court, tree and roof work, lake benches and signs, cameras, treadmill and spa heat exchanger replacement, Clubhouse finishing and fence work, the dam inspection and lake assessment. Pending work includes the paver walkway, pool resurfacing and beam repairs and document amendments.

Completed condominium work included roof and heat tape work, painting Buildings A, B, G and H, walkway repairs and tree bed work. Skylight work will be completed before winter, and Buildings C and E are being painted. Pending work includes waterproofing and drainage at Buildings G and H, document amendments and parking area restriping.

C. Reminders

1. Condominium renters may not have pets unless the pet is a service animal.
2. Long-term garage bikes must display an identification sticker available from SRG.
3. Only bikes, strollers and vehicles may be stored in condominium garages.
4. Smoking of any kind is prohibited within 20 feet of any building.
5. Storage of items on unit decks, including bikes, is prohibited.
6. Failed Clubhouse key fobs are replaced at no cost. Other replacements cost \$25, with one fob issued per unit.

X. ASSOCIATION BUSINESS

There was no Association Business.

XI. ELECTION OF DIRECTORS

The condominium and single-family homeowners separated into breakout rooms for their elections. There were two Condo seats up for election. Katherine Carroll and Chad Alber were the only candidates and were re-elected.

Ellen Daily, HOA member at large, Chaired the home owners breakout room, Deb, from SRG assisted with Zoom admin. There were two HOA seats up for election Ross Mueller and David Arnold were nominated prior to the meeting. Jon Gisburg self-nominated.

Each candidate was given 3 minutes to introduce themselves. Because the election is contested, the candidates were instructed to provide a bio and photo to SRG to be mailed with the election packet.

XII. BREAKOUT SESSIONS CLOSE/REJOIN COMBINED MEETING

No discussion, moved to next agenda item.

XIII. NEXT MEETING DATE

The next Annual Meeting was tentatively scheduled for Saturday, September 11, 2027, at 9:30 a.m.

XIV. ADJOURNMENT

The meeting was adjourned at 11:19 a.m.

Approved By: _____
Board Member Signature

Date: _____