

**MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
November 6, 2023**

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:

Joan Barnes, 224I	Lyn Pierce, 322H
Bob Pane, 269E	Candy Kiefer, 223B
Frank Vezzi, 315A	Kerry & Deborah Eagan, 237D
Rick Schwarz, 236	Dean & Lori Wendt, 127D
Jon Gray-Ginsberg, 822 HC	Sue Singer, 196G
Chuck Morris, 423 BRR	

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

III. PROPERTY OWNERS' FORUM

There were no owner comments.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

In Section V.B., the last sentence should be changed to "Owners are asked to stay on or below the lake trails."

Motion: Whitney Thompson moved to approve the minutes of the October 9, 2023 Board Meeting as amended. Paul Hamilton seconded and the motion carried.

V. COMMITTEE REPORTS

A. Communications

The Board is still looking for a Chair for this Committee.

B. Lake

Ross Mueller reported that beaver activity caused damage to properties around the lake earlier this fall. A trapper was engaged to remove the beaver, which was recently completed. The pathway will be raised by 12” and the goal is to complete this work this fall.

C. Landscape

David Arnold reported that all sprinklers have been winterized. The Committee has reviewed the financials for the year and will be making recommendations regarding tree replacement and removal. They are waiting for the audit results from Irrigation Analysis, as well as suggestions for water conservation and system improvements. Tree trimming was approved at the Clubhouse. Stump grinding has been postponed until spring.

D. Insurance

Whitney Thompson said the Committee is waiting for the representative to provide quotes.

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

1. 10/11/23 HOA - Wildlife Management Services – beaver removal.
2. 10/16/23 Condo - Approve exception to Condo Pet Rule for emotional support animal.
3. 10/26/23 HOA - Landscape maintenance estimate – Bobby Cat.

Motion: Whitney Thompson moved to approve the consent agenda. Ross Mueller seconded and the motion carried.

VII. FINANCIALS

A. September 2023 Financial Review

Kevin Lovett reviewed the financial statements as of September 30, 2023.

1. HOA – The balances were \$10,665 in Alpine Operating, \$52,078 in Alpine Reserves and \$75,257 in RBC Reserves. The Association was operating \$34,978 (13%) favorable to budget but is three months (\$24,000) behind on Reserve contributions due to low Operating cash. There was \$59,176 due from the Condominium Association.
2. Condo Financials – The balances were \$104,452 in Alpine Operating, \$66,254 in Alpine Reserves and \$239,286 in RBC Reserves. The Association was operating \$351,797 (38%) unfavorable to budget, mainly due to an overage in Insurance. Snow Plowing was \$2,458 (11%) unfavorable to budget and Snow Removal Roof was \$6,000 favorable to budget. Bobby Cat billed \$700 more than the contract amount twice.

VIII. ASSOCIATION BUSINESS

A. *2024 Homes Budget*

The home owners are currently paying total dues of \$107/month, consisting of \$96 for dues and \$11 for trash. The proposed budget increased the trash to \$14 and the dues to \$101 based on higher expenses for electricity, water, insurance, lake maintenance, dues to Reserves and legal. There were decreases in natural gas, pool supplies and supplies and materials. The pool supplies line item was reduced by \$4,600 to \$21,000.

B. *2024 Condo Budget*

The budget as drafted included a 12% dues increase. The current insurance policy runs through June. The budget assumes a \$400,000 renewal premium starting in July based on the quote from Nick Strong. Once the actual premium is known, the budget can be revised. If a new policy is in place prior to June, there may be a surplus in the Special Assessment and the potential for a refund.

Action Item: Ben Turner will meet with Accounting to review his questions regarding the spreadsheet formulas.

C. *2023 Audit & Tax Return Proposals*

McNurlin Hitchcock and Associates provided an estimate of \$6,800 per Association for an audit and tax return preparation, no change from the prior year.

Motion: Whitney Thompson moved to approve the McNurlin Hitchcock and Associates audit and tax return preparation proposal. Jim Greene seconded and the motion carried.

D. *Committee Vacancies & Nominations*

Ellen Dailey volunteered to join the Homes ACC and Whitney Thompson has joined the Condo ACC. Jon Gray-Ginsberg volunteered to serve on Communication.

Motion: David Arnold moved to appoint Ellen Dailey to the HOA ACC. Whitney Thompson seconded and the motion carried.

E. *Comfort Systems Maintenance Agreement*

David Arnold recommended canceling the preventative maintenance agreement with Breckenridge Mechanical. The company has been sold twice, no longer has historical knowledge and has been unresponsive to calls. Damon Garner at Fourmile Mechanical has agreed to do the work without a service agreement.

Motion: David Arnold moved to terminate the Breckenridge Mechanical agreement for the HOA. Ross Mueller seconded and the motion carried.

Motion: Whitney Thompson moved to terminate the Breckenridge Mechanical agreement for the Condominium Association. Chad Alber seconded and the motion carried.

F. *Garage Furnace Proposal*

Damon Garner provided a bid of \$8,000 for replacement of the garage furnace in the A Building. Breckenridge Mechanical recommended replacement of three furnaces but

David Arnold previously recommended Building A right needed replacement. It was noted the bid needs to be revised to reflect the furnace is in the right, not left room and that the contractor will obtain the required permits. The MCR includes an estimate of \$5,600 per furnace and additional equipment in four buildings. There are new code requirements that will necessitate some changes to the venting.

Motion: Jim Greene moved to approve the Fourmile Mechanical bid. Chad Alber seconded and the motion carried.

G. *Reserve Study*

The last Reserve Study for the Condominium Association was done in 2020.

Action Item: Gail Filkowski will obtain bids to update the Reserve Studies.

Action Item: Gail Filkowski will send the Reserve Studies to all Board members.

IX. NEXT MEETING DATE

The next regular Board Meeting was scheduled for Monday, December 4, 2023 at 5:30 p.m. and will include ratification of the 2024 Budget.

X. ADJOURNMENT

Motion: Whitney Thompson moved to adjourn at 7:14 p.m. Jim Greene seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature