

**MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
February 9, 2026**

I. CALL TO ORDER

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

II. INTRODUCTIONS

Board members participating were:

David Arnold, President, HOA 7862

Whitney Thompson, Condo President, HOA Member at large, 321C

Ross Mueller, HOA Vice President, 623

Ben Turner, HOA & Condo Treasurer, 312H

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

Chad Alber, Condo Vice President, HOA Member at large, 234I

Emily Jordan, Member at Large, HOA & Condo, 248F

Katey Shirey, Member at Large, HOA 613

Ellen Dailey, Member at Large, HOA, 7892

Homeowners participating were:

Malmgren, 601

Mansfield, 123J

Green, 264I

Chan Dillon, 105A

Fairchild, 333B

Cacace, 742

Barnes, 315A

Echols, 120J

Eden, 126G

Hess, 263B & 563

Mauk, 149E

Pacini, 352H

Singer, 196G

Halenberg,

Representing Summit Resort Group (SRG) were Kevin Lovett and Andrea Shand

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: David Arnold moved to approve the minutes of the October 27, 2025 Board Meeting as presented. Emily Jordan seconded. The motion carried.

IV. COMMITTEE REPORTS

A. Communications

Whitney Thompson is requesting that all owners update their emails and physical mailing addresses on record. The committee is working on a clear cover letter, in simpler language, explaining the governing document updates and proxy process. Anticipate distributing a summer newsletter in June or July. Two new members are Ellen Dailey and Emily Jordan.

B. Lake

Ross Mueller reported the lake is open all winter long. The SRG staff performs daily trash removal, and we have a snow removal team clearing the access path to the bridge and trails all winter. The snowshoe loop trail is currently open. Please be cautious of thin ice. New interpretive signs have been added. The lake has been re-stocked with rainbow trout. Fishing should be great in the spring! Fishing is catch and release only. Emily Jordan is the newest member of the Lake Committee. The metal reflective trail directional signs are being replaced with wood signs which is the same product that the Forestry Service uses.

C. HOA Architectural Review Committee

Eleen Dailey provided an update on the Xeriscape policy. A Xeriscape policy is required by Colorado state statute for HOAs. A new Xeriscape policy has recently been adopted by the board. The policy promotes native, water-wise, and drought-resistant landscaping to reduce irrigation needs. Ellen explained that the policy allows for a balance of natural vegetation with complementary hardscapes, and three pre-approved xeriscape designs with plant lists, are available on the community website. Xeriscape landscaping is optional for Mountain Side homes. Ellen also reminded owners that all exterior changes to homes, driveways, and landscape must be approved by the ARC. see the update Architectural standard and guidelines on the web page.

D. Landscape

The committee will be holding a meeting on Thursday, February 12th at 10am. Owners are welcome to attend. This is for planning for this year's community vegetable gardens, perennial flower beds, clubhouse flowers and overall needs of the property. David Arnold thanked Kat and the Landscape committee for their tremendous efforts. The Landscape Committee is looking for more community members to join.

E. Condo Insurance

The condo board reviewed insurance changes, including the cancellation of the previous property insurance policy and its rewrite with a new effective date of February 1, 2026, resulting in significant savings. The new policy is an estimated saving of \$255,000 from the previous policy with the same coverage. The new policy has a 10 month term. The association will receive a refund of approximately \$163,000, which will be applied to the new policy financing.

F. Governing Document Amendments

Condos: Whitney Thompson provided an update on the recent voting of the amended and reinstated governing documents. The Bylaws and Articles of Incorporation passed. The Declaration did not as these documents require 67% of the ownership to participate, which did not occur. The condo board is now looking to move to a proxy vote to amend the Declarations to capture the voting participation needed.

HOA: David Arnold stated that the HOA is moving forward with the proposed final draft amended and restated governing documents, including Bylaws, Articles of Incorporation and Declaration. The proposed final drafts have been added to the webpage. The HOA amended and restated documents will also be a vote of the owners using a proxy voting method. There will be detailed instructions provided to the owners when the voting packets are sent out at the end of the month.

G. Tennis Court

Jim Malgren has solicited as many proposals as possible for replacement of the court surface, ranging from 80k to 169k. There are two categories of options to proceed. The first being a full demolition and replacement of the existing court with high tension concrete. This option is very expensive. The second is to patch the current asphalt court surface and cover it with a new surface system. Tiled overlay systems were researched and are not appropriate for our climate. Traditional "recarpeting" would require a full asphalt overlay, and all new adhesive, which is also very expensive... Jim found a company called Cali-Clay, a new hybrid style surface that has been tested in Colorado. This is like a traditional clay court, However Cali-Clay is more cost-effective, and maintenance friendly. It requires minimal foundation repair. This court surface has been proven to perform well in high altitude environments with shifting sub surfaces and freeze thaw cycles. The Cali-clay rep provided samples, has been very responsive, and joined us for a tour of several completed cali-clay courts in Colorado. Jim recommends this solution with a 10-year warranty (for \$80k)

V. PROPERTY OWNERS' FORUM

1. HOA There was a concern raised that the tennis courts are underutilized and questioned the need to maintain amenity given the expense to the HOA. David Arnold explained it is a requirement of the HOA to maintain all established amenities under the governing documents. Paving over the court to incorporate an additional sport (such as basketball) is cost prohibitive. This is a pre-planned expenditure called out in the external reserve study, and paid for by the HOA.

Condos - Another question was raised as to whether the payment of the condo insurance premium will be paid through the condo special assessment. Ben Turner explained that this expense will be paid out of condo operating budget.

2. The concern was raised that studio owners pay the same as a 1-bedroom residence. This allocation of interest is established in the governing documents. Changing this document would require one hundred percent of the ownership and mortgage holders to approve. Given this requirement, it is unlikely to pass in a voting process.
3. There was an inquiry as to the funding levels of the condo Reserve funds once the special assessment was received. This will need to be reviewed with the current Mountain Side Condominium capital reserve study after all of the insurance rebates are secured.

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

- A. 10.31.25 Adoption of final version of amended and restated Declaration for Mountain Side Condominium Documents
- B. 11.03.25 Approve annual condominium fireplace inspections
- C. 11.13.25 Approve of replacement of clubhouse camera system
- D. 11.28.25 Approve 2026 HOA and Condo Budgets
- E. 12.22.25 Adoption of Xeriscape Policy
- F. 01.30.26 Proceed with the REHIA 2026 MSC insurance renewal proposal.

Motion: Emily Jordan moved to approve the listed actions by email. Whitney Thompson seconded, the motion carried.

VII. FINANCIALS

A. December 2025 Financial Review

Andrea Shand reviewed the financial statements as of December 31, 2025

- 1. HOA – The balances were \$74,808 in Alpine Operating, \$104,756 in Alpine Reserves and \$82,021 in Fidelity Reserves. The Association was operating \$18,765 (5%) favorable to budget. There were over-expenditures in Insurance and General Repair and Maintenance. There were savings in Preventative Maintenance, Lake Maintenance, Shared Irrigation and Natural Gas. There were no owner delinquencies. All Reserve transfers have been made. Given the surplus of \$18,765 in 2025 Operating Budget, the board is looking to move the surplus funds to the reserve account to help offset future assessments.
- 2. Condo Financials – The balances were \$76,147 in Alpine Operating, \$77,664 in Alpine Reserves and \$73,809 in Fidelity Reserves. The Association was operating \$177,065 (10%) unfavorable to budget due in large to insurance premium costs. Two owners are past 180 days due and legal is handling the collections process. Reserve Transfers are up to date.

VIII. MANAGER'S REPORT/PROJECT UPDATES

Andrea Shand provided project updates:

- 1. The walkway between the tennis court and the clubhouse is being replaced with pavers. One estimate has been received to date. Additional bids are being solicited.
- 2. A new treadmill was installed in November.
- 3. New wood trail directional signs around the lake will be replacing the existing metal directional signs.
- 4. A new Xeriscape sign is being installed next to the clubhouse.

5. The spa mechanical room has had a partial floorboard replacement due to rotting boards. The walls have been partially touched up; more work to be done in spring or summer.
6. A new spa heater was installed over the summer.
7. There has been an increase in contamination fees from Waste Management. This is largely due to garbage bags and glass being placed in recycling containers. Continued communication with owners and rental services on the proper way to recycle is needed.
8. The pool and hot tubs do have floating thermometers. There is a high frequency of these thermometers disappearing. The cost of replacement floating thermometers is relatively inexpensive.
9. It has been noted that one or more beams above the pool are deteriorating most likely from high humidity levels and pool chemical exposure. The beams are being reviewed by outside engineer as to the best method to prevent further deterioration and preserve the integrity of the beam.
10. New security cameras were installed mid-January. These have improved visual feed from previous cameras.

IX. ASSOCIATION BUSINESS

A. Governing Documents

Whitney Thompson discussed low voter turnout impacted the declarations not being passed as they require 67% of the owners to vote. The next steps will be to vote via proxy which allows more time for the owners to return their vote. This can take up to 11 months. The possibility of electronic voting is being explored. David Arnold stated the HOA board is ready to proceed with the most recent drafts of the amended and restated of HOA governing documents. This will be a vote by proxy as well.

Motion: David Arnold moved to approve the final drafts of amended and restated HOA governing documents for the Mountain Side HOA. Ellen Dailey second the motion. All board members were in favor. The motion carried.

B. Mountain Side Condo Flood Insurance Non-renewal

Whitney shared that building F is no longer in flood zone "X" which requires flood zone insurance. Due to the fact this building is no longer in a flood zone, this policy was not renewed. Owners in building F were notified that the flood insurance policy has not been renewed via email.

C. Tennis Court Resurfacing

David Arnold inquired if the board had further questions about the project. A concern was raised about how the trees will be impacted with the new Cali-Clay court resurfacing. One or two trees may have to be removed. There are funds set aside for landscape remediation. The project is estimated to cost \$80,000 which includes \$10,000 in contingency funds. This expense is in line with the funds

allocated in the Mountain Side Reserve for the project. The Cali- Clay resurfacing allows flexibility to use local labor, providing a cost savings for this project.

Motion: David Arnold moved to approve \$80,000 from the HOA Reserves for the tennis court renovation project as well as creating a tennis court committee who will manage the project and report to the board. Katey Shirey seconded the motion. The motion carried.

The tennis committee will include up to 5 total members, including one board member, one non-member of the community with expert knowledge on the project. The project aims to be completed before Memorial Day.

X. NEXT MEETING DATE

The next Board of Directors meeting is scheduled for Monday, May 18th at 5:30pm

XI. BOARD MEMBERS MONTHLY PROPERTY WALK-THRU FOR MSC AND MSH

For Mtn. Side Condos:

Kat Carroll in February

Chad Alber in March

Ben Turner in April

Emily Jordan in May

For Mtn. Side HOA

Ross Mueller in February

Katey Shirey in March

Ellen Dailey in April

Emily Jordan in May

XII. CONTINUED EDUCATION OPPORTUNITIES

Whitney Thompson shared that Altitude Law, Mountain Side's legal counsel services, offers a variety of educational opportunities for board members. Altitude Law also distributes a newsletter that board members can sign up for. Professional development courses FOR HOA BOARD MEMBERS are pre-approved and reimbursed by the HOA, up to \$100 per board member.

XII. ADJOURNMENT

The meeting was adjourned at 7:08 p.m.

Approved By: _____ Date: _____
Board Member Signature