

**MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 16, 2026**

**I. CALL TO ORDER**

The meeting was called to order at 5:31 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

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:

Williams, 621

Mauk, 149E

Slavin, 316G

Parks, Unit ?

Duree, 902

Fairchild, 33B

Barnes, 315A

Vezzi, 315A

Hills, 361C

Mansfield, 120J

Evans, 303B

Lyche, 893

Payne, 269E

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

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

**Motion:** Whitney Thompson moved to approve the minutes of the February 9, 2026 Board Meeting as presented. Emily Jordan seconded. The motion carried.

**IV. COMMITTEE REPORTS**

*A. Communications -presented by Whitney Thompson*

A spring newsletter went out to the community and is posted at the clubhouse.

This includes communications on the Amended and Restated Governing documents. Please contact Andrea with any changes to your contact information.

*B. Architectural Review Committee- presented by Ellen Dailey*

There are many projects requested and underway in the neighborhood. Please refer to three key documents posted on the Mountain Side web site: 1. Architecture Review Standards 2. Amendment 6 to the PUD, which provides allowance for metal elements and accents on exterior designs. 3. Xeriscape Policy, which is a new policy for the community. The ARC is doing their best to turnaround submissions responses in a timely fashion.

*C. Lake- presented by Ross Mueller*

The lake trail signs have been updated from metal to wood. Two additional wood benches have been installed. The lake was stocked with 150 pounds of trout last year. Fishing is catch and release. Please properly dispose of all trash in garbage containers provided included any tackle or fishing line that needs to be disposed of. As good ambassadors to the community please follow the “leave no trace” principle.

*D. Landscape- presented by Katey Shirey*

There have been some changes largely focused around the tennis court area. Some trees have been removed to prevent root damage to the tennis court. New trees will be planted further away to not disturb the court. Some annual and perennial flowers have been planted between tennis court and clubhouse. Water restrictions are in place. The sprinklers have been adjusted according to the Town of Frisco requirements.

*E. Governing Document Amendments -presented by Whitney Thompson & David Arnold*

Condos: The Declaration is the only document that needs to be Amended and Restated. It is the same document that was previously sent for a vote. The declaration requires 67% of the ownership to participate, which did not occur. This why it was moved to a proxy to facilitate capturing more owner participation. Please email any questions to Whitney or Andrea related to the A&R Condo Decs.

HOA: David clarified that condo owners are part of two HOAs. They will need to vote on two sets of documents. The previous redline documents remain on the website with input from the HOA law firm which may help answer owners questions.

*F. Insurance*

Insurance has been secured for both Mtn. Side HOAs.

*G. Tennis Court- presented by David Arnold*

The tennis court renovation is nearing completion and is ready for play. There are still some final touches being put on the project, including new surrounding native landscaping, benches and a new paver walkway. The board received 9 quotes for this renovation, ranging from 80k to 180k. The board selected the least expensive option with a 20-year warranty. The product selected is Cali-Clay. This is a new hybrid style surface that has been tested in Colorado. It is like a traditional clay court, however Cali-Clay is much more cost effective and maintenance friendly. This surface has been proven to perform well in high altitude environments with shifting sub surfaces and freeze-thaw cycles. Thank you to all the volunteers which saved over \$10k in expenditure to the project. A special thanks to Jim Malmgren for all his leadership throughout the renovation.

**V. PROPERTY OWNERS' FORUM**

1. An owner inquired why there was a reduction from 3 pets to 2 pets per owner. The understanding is that this is per owner and family can bring pets as well.
2. The question was clarification on parking about rafts being able to be parked in the exterior parking spots. The board clarified that boats can be parked in the exterior spots if they fit in one spot and are removed after 7 days.
3. An owner commented that the sprinklers are on during the morning hours when many owners are walking their pets. As the Town of Frisco regulates these hours it is difficult to adjust. The board noted the sprinklers run 2 days a week, some zones run as late as 9am so that the staff can keep an eye on the system to ensure that the sprinklers are functioning properly.
2. There was an inquiry as to whether synthetic decking will be considered for Condo Deck replacements. This was noted to be reviewed at a later time.
3. The question was raised on how to vote directly on the A&R Governing Documents. The board explained it is a proxy process in order to obtain the necessary participation. This process is open for 11 months.
4. There was a question of how the votes are represented if the unit is owned by multiple owners. There is only one vote per residence.

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

- A. 3/03/26 Approve Summit Color Paint Services Building A & B(Condos)
- B. 3/10/26 Approve MidAtlantic Pool Resurfacing Proposal (HOA)
- C. 3/19/26 Approve Turner Morris Proposals for Roof Inspections (Condos)
- D. 3/23/26 Approve mailing services for A&R Governing Documents (Condos & HOA)
- E. 03/30/26 Approve Additional parking spot striping south of building J (Condos)
- F. 04/10/2026 Approve Drew Diggs Drainage Proposal (Condos)
- G. 4/28/2026 Approve Jim Malgren for tennis court surface repair (HOA)
- H. 05/04/26 Approval of appointment to Whitney to sign Proxies for A&R Governing Documents
- I. 05/20/26 Approval of Clubhouse landscaping improvements
- J. 05/21/26 Approval to renew D&O and Crime Policy for MSC with REHIA
- K. 05/27/26 Approval of Turner Morris Proposals to repair roof for MSC
- L. 06/02/26 Approval of replacement of volleyball court sand

**Motion:** Whitney Thompson moved to approve the listed actions by email. Chad Alber seconded, the motion carried.

**VII. FINANCIALS**

*A. April 2026 Financial Review*

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

1. HOA – The balances were \$62,066 in Alpine Operating, \$102,711 in Alpine Reserves and \$82,740 in Fidelity Reserves. The Association was operating

\$3,989 (3%) unfavorable to budget. AR in good status and Reserve Transfers are up to date.

2. Condo Financials – The balances were \$965,580 in Alpine Operating, \$102,318 in Alpine Reserves and \$73,809 in Fidelity Reserves. The Association was operating \$40,920(7%) favorable to budget due in large to saving in 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 this project will be starting in July.
2. Clubhouse staining and painting work was completed in the fall.
3. A new Xeriscape sign has been installed by the clubhouse.
4. New wood trail directional signs around the lake have been installed.
5. Recycling now includes glass. The signs stating no glass recycling have been removed. The contamination fees are largely due to plastic bags being disposed of in the recycle bins.
6. New pool and spa thermometers have been installed but continue to disappear frequently. Please inform Andrea if one is missing.
7. Pool Beam Flashing is to be addressed in fall with the new pool resurfacing project.
8. The Tennis Court resurfacing project is 99% complete.
9. Painting of buildings A & B are complete. If you are an owner in these buildings and have any concerns about the finished work please notify Andrea.
10. Roof inspection of the clubhouse and condo roofs are completed. Proposed repairs are approved. Dates for this work are to be determined.
11. The exterior parking lots will be getting maintenance work and striping for parking lots later this summer.
12. The volleyball court will be getting new sand to make the court more playable.
13. There will be trenching work around both buildings G& H this fall. This is to prevent water from coming in from the exterior by re-grading the landscape to move moisture away from the building. A waterproof barrier will be applied to the exterior walls in these areas to avoid ground water seeping into the garages.

## **IX. ASSOCIATION BUSINESS**

- A. *Capital Plan Review/2026 Projects*
  - i. *HOA Pool surface coating project.* The starting date is anticipated between mid-September through October. Owners will be notified once dates are finalized
  - ii. *Condo 2026 Painting project.* Completed.
- B. MSH Transfer of surplus funds to Reserves

**Motion:** David Arnold made a motion to move the excess funds from the 2025 Mountain Side HOA of \$18,970.75 to the Reserve Account. Ross Mueller second the motion. All board members were in favor. The motion carried

C. Conflict of Interest Policies for MSC and MSH  
Deferred to a later date.

D. Assignment of Condo and HOA property Walks

For Mtn. Side Condos:

Whitney Thompson in June

Katey Shirey in July

Whitney Thompson in August

For Mtn. Side HOA

Whitney Thompson in June

Chad Alber in July

Ross Mueller in August

E. Review of Bike Storage in Condo Garages

Whitney is leading this activity with the assistance of the onsite SRG team. The plan is to have bikes without the proper unit identification tag removed by July 1<sup>st</sup>. The racks have been cluttered with bikes that are no longer being used and do not have the proper identification tags.

F. Next Board Meeting Date:

The next Board of Directors meeting is scheduled for Tuesday, August 11<sup>th</sup> at 5:30pm

## X. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Approved By: Whitney Thompson Date: 08/12/26  
Whitney Thompson (Aug 12, 2026 10:24:04 MDT)  
Board Member Signature

# 2026.06.16 BOD Meeting Minutes

Final Audit Report

2026-08-12

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-08-12                                   |
| By:             | Andrea Shand (ashand@srgsummit.com)          |
| Status:         | Signed                                       |
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## "2026.06.16 BOD Meeting Minutes" History

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