MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
August 11, 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
Chad Alber, Condo Vice President, HOA Member at large, 234I
Ben Turner, Treasurer, 312H
Kat Carroll, Member at Large, Unit 311C
Katey Shirey, Member at Large, HOA 613
Ellen Dailey, Member at Large, HOA, 7892

Homeowners participating were:

Ted Johnson, 273B	Eric Mendelsohn, 675
Joan Barnes, 315A	Jim Greene, 264I
Danny Hollanbugh, 343B	Jenn Harenberg, 231C
Vezzi, 315A	

Representing Summit Resort Group (SRG) was Andrea Shand

III. APPROVAL OF PREVIOUS MEETING MINUTES June 16, 2026

Motion: David Arnold moved to approve the minutes of the June 16,2026 Board Meeting as presented. Ross Mueller seconded. The motion carried.

IV. COMMITTEE REPORTS

A. Communications -presented by Whitney Thompson

There is continued communications on the Amended and Restated Governing documents appealing for owners to submit their proxies. The current Condo participation is 38% falling short of the required 64% participation.

B. Architectural Review Committee- presented by Ellen Dailey

There has been an increase in exterior improvement projects within the community and the ARC reminds homeowners that all proposed exterior modifications must be submitted for review and approval prior to the commencement of work. Maintenance or replacement of an existing driveway within its original footprint is generally permissible; however, any expansion, alteration of the driveway footprint, or addition of parking areas requires prior ARC approval. Additionally, the removal of any mature tree measuring six inches

(6") or greater in caliper must be submitted through the Architectural Review process. Homeowners are encouraged to consult the Architectural Review Standards and related documents available on the SRG Mountain Side website. The ARC endeavors to review applications in a timely manner; however, more complex proposals may require additional information and an extended review period.

C. *Lake- presented by Ross Mueller*
Two new log benches were installed in the Spring, and additional walkway improvements are ongoing . Given the warmer summer days, there have been ongoing algae cleaning efforts. Aqua Sierra completed the 2026 lake water quality report, that is posted on the HOA website. The majority of the 150 pounds of Rainbow trout added in the spring of 2025 appear to be thriving. The committee has solicited bids from 3 engineering firms for a potential 2027/2028 lake dredge project.

D. *Landscape- presented by Kat Carroll and David Arnold*
The community garden is producing radishes, lettuce, salad turnips, herbs, and other items, and residents are encouraged to harvest the produce.

David Arnold explained that the board is aware of the tree health issues at the condos. This is being actively addressed. TSH tree services is actively monitoring the issue and they are conducting soil and tissue sampling. SRG has discontinued all chemical products. Laboratory results are expected in two weeks. TSH will remove approximately 15 diseased trees this week. Our staff and over hire labor will remove rocks and landscape fabric in the next few weeks around approximately 40 other trees in decline. These trees will then get new topsoil and mulch.

David recommended The Condo Association review the need for tree replacements as part of a long-term plan for the property.
The HOA was awarded another $2000 grant to remove about 600 square feet of grass at the clubhouse. This work, along with a paver path replacement will break ground in the next few weeks. The committee thanked all volunteers who helped plant 144 Native perennials around the tennis court.

E. *Governing Document Amendments -presented by Whitney Thompson & David Arnold*
Whitney reported that condo owners have only achieved 38% voter participation for the governing documents amendment, which requires 64% approval, and plans to start calling non-respondents in the coming weeks. David clarified that condo owners need to vote on both condo and HOA documents using directed proxies. David stated 170 owners have not yet voted on the HOA documents. David reiterated that the HOA needs everyone to vote.

F. *Insurance*
No update at this time.

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 this process

V. PROPERTY OWNERS' FORUM

1. An owner inquired if the new tennis court surface can be used for pickleball. David Arnold explained that the surface is not compatible with the pickleball ball. (Poor Bounce) The clubhouse's racquetball court is marked for pickleball and there is a portable pickleball net available. Owners are welcome to play pickleball on the tennis court, but the court cannot be re striped for pickleball. David noted that the board did consider a hard court however that would have more than doubled the project cost.
2. There was an inquiry on the volleyball sand. The board is reviewing a sample and has further discussion to determine the best application. The expectation is this work will be done in the next 3 to 4 weeks.

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

A. 06/10/26 Approve property line survey (Condos)
B. 06/16/26 Approve Conflict of Interest Policy (Condos)
C. 06/17/26 Approve of updated Collection Policy (Condos)
D. 07/03/26 Approve funds to the 2026 MCR trail and bridge maintenance (HOA)

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

VII. FINANCIALS

A. June 2026 Financial Review

Andrea Shand reviewed the financial statements as of June 2026.

1. HOA – The balances were $43,352 in Alpine Operating, $81,224 in Alpine Reserves and $83,538 in Fidelity Reserves. The Association was operating $5,308 (5%) unfavorable budget. AR in good status and Reserve Transfers are up to date.

2. Condo Financials – The balances were $1,191,937 in Alpine Operating, $85,468 in Alpine Reserves and $74,783 in Fidelity Reserves. The Association was operating $77,102 (9%) 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 exterior painting of Buildings A and B is complete.
1. The tennis court project is nearing completion. David provided additional details earlier in the meeting.
2. Untagged bikes were removed from the condo garages through a collaborative effort by SRG staff and Whitney Thompson, creating additional usable space.
3. Exterior parking lots will undergo repairs and striping this fall. The garage parking areas will also be restriped.
4. Drainage work will be performed along the exterior perimeters of Buildings G and H this fall. Notices will be shared with owners once the contractor confirms the schedule.
5. Pool beam flashing work is anticipated this fall due to degradation on the top surfaces of some beams.
6. A new paver walkway will be installed between the clubhouse and the tennis court, with completion expected in September.
7. The pool will be resurfaced in late October, requiring the pool and spa area to close for an estimated 10 days. The current plan is to keep the fitness room and laundry room accessible during the project.
8. New sand will be added to the volleyball court to improve playability. The Board is reviewing a sand sample and will work with the supplier to make a final selection.

IX. ASSOCIATION BUSINESS

A. Conflict of Interest Policies for MSH
Motion: David made a motion to adopt the updated Conflict of Interest Policy as proposed by Altitude Law. Chad seconded. Motion Carried.

B. Additional Cameras around Clubhouse- MSH
The proposal is to add 4 more cameras to the existing system. After further discussion, the board moved to reconvene on this proposal.

C. Property Survey- MSC
Ross reported that the survey has been completed of Goldfinch Lane portion of the condo property, and the results are currently pending. The survey was conducted to better determine the property lines behind Building E and help protect this portion of the property from unauthorized use, including improper parking and encroachment by neighboring property owners.

D. 2026 Annual Meeting Date
Set for September 12th at 9:00am via Zoom. Lunch at noon at the clubhouse.

E. Assignment of Condo and HOA property Walks

For Mtn. Side Condos:	For Mtn. Side HOA
Kat Carroll in September	Chad Alber in September

F. Next Board Meeting Date
The next Board of Directors meeting is scheduled for Monday, November 16th at 5:30pm

X. ADJOURNMENT
The meeting was adjourned at 6:28 p.m.

Approved By: _____ Date: _____
Board Member Signature