

**MOUNTAIN SIDE CONDOMINIUM AND HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
February 10, 2025**

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. via videoconference.

II. INTRODUCTIONS

Board members participating were:

David Arnold, HOA President, 7862

Ross Mueller, HOA Co-Vice President, 613

Jim Greene, HOA Co-Vice President, 264I

Katherine Carroll, HOA Secretary, 750

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

Homeowners participating were:

George Muntean, 254I

Jon Lammers, 172H

Darwin Pruisner, 201C

Eric Mendelsohn, 675

Representing Summit Resort Group (SRG) were Kevin Lovett and Gail Filkowski. Jennifer Derrick of Summit Management Resources transcribed the minutes from recording.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Whitney Thompson moved to approve the minutes of the November 19, 2024 Board Meeting as presented. Chad Alber seconded and the motion carried.

IV. COMMITTEE REPORTS

A. Communications

Whitney Thompson stated the winter newsletter has been issued. The newsletter primarily included reminders about Board members, introductions and updates. It is displayed at the Clubhouse without HOA Board members' pictures, but a version including pictures was sent to owners. The newsletter distribution has been reduced to twice a year, once in winter and once in summer, with the next edition planned for June. The summer newsletter will contain updates on landscaping, the lake and other relevant matters. Whitney invited any Board members to contribute content. David Arnold noted new homeowners can access important documents on the HOA website SRGhoa.com, under the "Mountainside" section. He provided a password for access.

B. ACC

David Arnold said the HOA ACC had a meeting about two weeks ago. The priority is to update the Guidelines & Standards document on the website to clarify the process. Any

changes to the exterior of a home or interior of a condominium requires submission of an application.

C. *Lake*

Ross Mueller stated the staff has been doing a great job keeping the pathway to the lake cleared. He encouraged everyone to be respectful of the property owners whose property abuts the lake. The next Committee meeting will be on March 10, 2025. Any homeowners who wish to attend should contact Gail Filkowski to be added to the Zoom invite.

D. *Landscape*

David Arnold stated the Landscape Committee met on Thursday and selected Katherine (Kat) Carroll as the new Chair. More volunteers are needed for the Committee to assist with planning, as there are several projects scheduled for the summer. Projects include planting replacement trees near the Clubhouse, installing a new native perennial garden in partnership with High Country Conservation and reviewing irrigation improvements based on an audit conducted in collaboration with High Country Conservation and Irrigation Analysis. The audit provided several recommendations for improving irrigation efficiency. The irrigation improvements near Buildings D and E were completed at the end of summer and those systems will be operational in the spring. There have been requests for a community or vegetable garden over the last couple of years. Kat Carroll said the garden would primarily serve condo residents, as homeowners already have their own yards. A potential location between Buildings F and G was identified that would not obstruct any views. The plan includes three raised garden beds (3x12 feet, 1.5 feet high), hoop covers to protect from wildlife and hail and a simple latch system for easy access. Various vegetables and herbs would be available to those who participate in the garden. Whitney Thompson added that Kat has a background in environmental studies, and the Board is excited about her expertise in landscaping. David noted that the next steps involve working with the Landscape Committee to finalize budget estimates before presenting them to the Condo Board for a vote.

E. *Insurance*

Gail Filkowski emphasized the importance of fireplace and dryer vent inspections for compliance with insurance standards. She recommended that these inspections be conducted annually, particularly for rental units with wood-burning fireplaces, which are required to have yearly fireplace checks. Whitney Thompson noted that ensuring regular inspections helps mitigate risks and maintain insurance coverage. Gail mentioned the increasing trend of insurance providers requesting preventative maintenance documentation, including roof inspections, HVAC checks and fireplace inspections. In a separate discussion, David Arnold reminded homeowners that barbells, dumbbells, and kettlebells are not allowed in the gym due to insurance restrictions.

F. *Governing Document Amendments*

David Arnold provided an update on the Governing Document Amendments. The Board passed a motion in 2023 to update all documents for both the HOA and condos. This process has been ongoing for over a year and most of the documents on the website have already been updated. Currently, the Board is working on finalizing the last three governing documents, which will require a community vote for approval. The Board has been working with Altitude Law to make the necessary changes and the proposed edits

have already been sent to the community for review. So far, four condo owners and one homeowner have provided feedback. The Board will schedule a separate meeting with the attorney who drafted the documents to address owner questions, most likely in early March. After that meeting, the Board will make final edits and redistribute the documents to the community. For the amendments to be approved, at least 50% of the community must vote in favor; otherwise, the existing governing documents will remain unchanged.

V. PROPERTY OWNERS' FORUM

1. There was a question regarding the Xcel upgrade to smart meters. David Arnold said Xcel will send a text on the morning the upgrade is scheduled. The power will be out for 15 minutes and they should not need to enter the units.
2. There was a question regarding the abbreviation "A & R" in the updated governing documents. Gail Filkowski said it stands for "Amended and Restated".
3. There was a request for a red line version of the updated governing documents to compare with the previous versions. Gail Filkowski explained that the attorney did not create a red line version because they started with a new template and customized it from there. The Board approved creating a comparison chart, which was sent to all owners.
4. There was a request for clarification of the parking rules regarding Sprinter vans and whether they would be exempt. It was noted that enforcement of parking regulations had been paused while the governing documents were being revised. The goal is to move control of RV parking regulations for condo owners from the Declarations to the Board, allowing for more flexibility in decision making.
5. There was a comment that the pool was cold and the hot tubs were not working. Gail Filkowski said the indoor hot tub is closed pending receipt and installation of a new handrail. She will follow up with the staff regarding the pool water temperature setting.

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

1. 11/26/24 Approve Owner Reimbursement for Structural Repairs
2. 12/3/24 Approve 2025 HOA Budget
3. 12/3/24 Approve 2025 Condo Budget

Motion: Chad Alber moved to approve the consent agenda. Whitney Thompson seconded and the motion carried.

VII. FINANCIALS

A. December 2024 Financial Review

Gail Filkowski reviewed the financial statements as of December 31, 2024.

1. HOA – The balances were \$33,373 in Alpine Operating, \$124,358 in Alpine Reserves and \$79,132 in RBC Reserves with \$43,608 in cash and \$35,523 in investments. The Association was operating \$34,046 (9%) favorable to budget. There were savings in Legal & Professional (\$2,671), Preventative Maintenance Agreement (\$2,580), Grounds and Parking Maintenance (\$3,629), Lake Maintenance (\$9,805), Shared Irrigation (\$3,900), Pool & Hot Tub Supplies (\$4,971) and Natural Gas (\$12,060) and an overage in General Repair & Maintenance (\$4,384). There were no owner delinquencies. All Reserve transfers are up to date.

2. Condo Financials – The balances were \$49,149 in Alpine Operating, \$155,988 in Alpine Reserves and \$248,053 in RBC Reserves including \$103,214 in cash and \$144,839 in investments. The Association was operating \$190,698 (10%) favorable to budget. There were overages in Security and Fire Safety (\$4,193), Preventative Maintenance (\$2,044), Trash Removal (\$11,451), and Snow Removal (\$5,174) and savings in Meeting Expense (\$1,772), Insurance (\$143,046), General Repair & Maintenance (\$13,821), Property Tax (\$2,799), Manager's Unit Utility (\$1,443), Grounds & Parking (\$15,025), Roof Snow Removal (\$6,000), and Natural Gas (\$8,423). There was one owner more than 60 days past due and the attorney is handling the collections process. All Reserve transfers have been made.

VIII. MANAGER'S REPORT/PROJECT UPDATES

Gail Filkowski provided information on completed, ongoing, and pending projects since the last meeting. She noted that the Governing Document Amendments process was ongoing and that a draft of the Operations Manual would be ready for review by the end of the week. For the HOA, Gail highlighted pending drainage issue repairs, hot tub mechanical room maintenance and pool coating bids that were still in progress.

IX. ASSOCIATION BUSINESS

A. Capital Plan Review/2025 Projects (HOA & Condo)

David Arnold reviewed the list of projects planned in 2025 in the Kona report. He questioned the need for replacement of the bathroom steam heater since it was replaced about four years ago.

B. Investment Bank Accounts (HOA & Condo)

Ben Turner provided an update on the investment accounts. Some funds are held in long-term CDs, and the Board needs to review fees and potential implications of liquidating or transferring them. There was uncertainty regarding why some long-term CDs had been set up.

Action Item: Ben Turner will follow up with previous Treasurers regarding the CD investments.

C. Ductwork Proposal (HOA)

Gail Filkowski reported that the Clubhouse exhaust fan was causing noise issues for nearby residents. Tolin Mechanical submitted a \$7,000 bid for a sound duct boot installation, which was higher than expected. David Arnold mentioned that alternative solutions had been explored, including an internal silent system. Another contractor suggested a similar fix for one-fifth of the cost, but it was unclear whether it would be effective. The Board agreed to seek another opinion before deciding.

D. Roof Inspection Proposals (HOA & Condo)

Gail Filkowski presented two proposals for roof inspections, explaining that insurance providers increasingly require preventative maintenance records. Turner Morris bid \$750 for the HOA Clubhouse and \$8,000 for the condo buildings. Northwest Roofing provided a higher bid at \$10,600. The Condo Board decided to wait for Turner Morris to confirm if they could expand the inspection scope to include heat tape assessments before making a final decision regarding the condo inspections.

Motion: David Arnold moved to approve the \$750 inspection bid from Turner Morris for the HOA Clubhouse. The motion was seconded and carried.

E. Pool Inspection Report (HOA)

David Arnold reported that when staff attempted to drain the pool last year, the pool shell buckled, indicating water pressure issues. Several pool companies and engineers were consulted. A soils engineer is now working on a scope of work to drill two to three holes around the pool deck to assess water levels and pressure. If no significant issues are identified, the pool can be drained and the hydrostatic valve, which is about 40 years old, can be replaced.

F. Fireplace and Dryer Vents (Condo)

Gail Filkowski reported that fireplace and dryer vent inspections were completed in December 2023. The bulk service option allowed for a lower per unit cost, making it more cost effective for homeowners. The Board discussed continuing annual inspections to ensure compliance with insurance requirements. A survey was suggested to determine which units have dryer vents that need regular cleaning. The expense (about \$19,000 total) could be paid from Reserves this year and included as an Operating expense going forward.

Action Item: Whitney Thompson will contact the insurance agent to determine the recommended frequency for dryer vent and gas/wood burning fireplace inspection.

G. Walkway Project Proposal (Condo)

The Board discussed a proposal for a condo walkway project to address safety concerns and accessibility improvements. Bids will be reviewed in future meetings.

H. Monthly Walkthroughs

1. HOA: Ross Mueller – February, David Arnold – March and Ross Mueller – April.
2. Condos: Ben Turner – February, Chad Alber – March and Jim Greene – April.

Action Item: Whitney Thompson will email the checklist template to all Condo Board members.

X. NEXT MEETING DATE

The next regular Board Meeting is scheduled for May 12, 2025 at 5:30 p.m.

XI. ADJOURNMENT

Motion: Chad Alber moved to adjourn at 6:58 p.m.