BOARD OF DIRECTORS MEETING
May 7, 2025

I. CALL TO ORDER

The meeting was called to order at 5:34 PM.

II. INTRODUCTIONS OF THOSE PRESENT and DETERMINATION OF QUORUM

Board members in attendance by Zoom video conference were Eric Swick, Karen White, and Brent Mueller. Representing Summit Resort Group was Kelly Schneweis. A quorum was present.

Owners Present:
Andrea Uliano, 1106
Mike Haas, 1202
Peter and Vivianna Van Deerlin, 1204
James Gremillion, 1205
Mark Bittner, 1207
Beverly Simon, 1208, 1308
Fallon Savage, 1301
Rebecca Johnson, 1302
Nicole Miller, 1303
David Everly, 1306
Cheryl Achatz, 2101
Eric McKesson, 2201
Kelly Russo, 2202
Denise Allen, 2203
James Hedges, 2301
Mark & Allison Korell, 2304
David Huerta and Sara Greenberg, 2306

III. APPROVAL OF PREVIOUS MEETING MINUTES

Eric Swick moved to approve the minutes from February 18, 2025, Board Meeting. Brent Mueller seconded, and the motion carried.

IV. FINANCIALS

SRG reviewed the financials as follows:
March 31, 2025, Financials

Operating Account Balance	$4,515.87
Reserve Account Balance	$105,903.46

March 31, 2025, Profit and Loss vs Budget reports $183,591.41 of actual expenditures vs $172,598.00 of budgeted expenditures resulting in an unfavorable balance of $10,993.41 or 6.4% over budget. Please note, the driving factor of the overage is the insurance claim. A payment of $10,637.78 was paid to keep good faith working relationships with vendors. Areas of significant expense variances were reviewed.

Kelly Schneweis explained the capital plan is a work in progress and will be revisited during Budget preperation.

The Board unanimously agreed to move $60,000 from the Alpine Bank Reserves account to a new Edward Jones Money Market Account that has a 4% return.

Eric Swick reported that the Board walked the entire property to review any maintenance needs.

V. RATIFICATION OF EMAIL VOTES

In compliance with State laws, all actions taken by the Board, outside of a meeting, are recorded by email and made part of the Associations Records. After review, there was a motion by Brent Mueller to approve the ratification of email votes as presented. Eric Swick seconded and with all in favor unanimously approved.

- 2/20/25 Insurance Grill Removal Deadline set to 5/1/25
- 2/21/25 Altitude Law Responsibility Chart Proposal approved
- 3/27/25 On Site Restoration partial payment approved
- 4/15/25 P4 Services Window Cleaning estimate approved
- 4/23/25 Leo's Roofing and Remodeling Invoice Approved

Karen reiterated the importance of grill removal. Failure to remove non-electric grills may result in being uninsured. Grills should not be disposed of on HOA property which includes putting them in the HOA dumpsters. Propane tanks are not permitted in the common garage space and garage storage closets.

VI. OWNERS FORUM

The following owner forum items were discussed.

Cheryl Achatz suggested adding a speed bump in the parking lot of Building 2 to help with traffic speeds. Eric stated that it was a favorable idea. Brent suggested it might have a negative impact on snow removal. This must be reviewed and approved by the Dillon Board. Sail Lofts does not own the parking lot and must get permission.

Mark Bitter requested an update on the reported deck beam split for his unit 1207. We are pending the original deck drawings from Summit Homes Constructions. Again, the builders have failed to respond timely. The Board agreed to pursue the metal bracket repair instead of the full beam replacement. Legal counsel will be contacted to discuss further. Kelly will contact the builder in hopes to receive a response about the beam replacement design drawings and expense.

George Merriamn expressed concerns of the delay in restoring his property 1105 after the glycol leak. The glycol leak turned into an insurance claim under the builder's liability insurance. The Board did not pursue filing a claim under the HOA Insurance Coverage and delays were to be expected. The Board agreed to pursue getting bids from contractors for the repairs needed after the due to Summit Homes failure to respond timely. Kelly will work on getting bids for repair work.

Andrea Uliano was not in favor of the bulk internet agreement for the entire HOA. She owns a deed restricted unit and has a reduced rate agreement with Comcast and the bulk agreement will cost her more money. She inquired about an exception for the deed restricted units. The Board will investigate this request further.

Nicole Miller reported landscaping rock was pushed by the plow at Building 1 and requested the placement of the rocks be corrected. Kelly Schneweis stated this was observed at the property walk with the Board and will be corrected.

VII. PROPERTY MANAGER REPORT

SRG reported on completed and pending items.

Completed

- Attic Fan building 1, near 1303, cleaned filtered, adjusted straps, normal operation.

- Building 1 dumpster enclosure light repair
- Building 1 - Heat tape corrections at breaker panel
- 1305 sewage smell investigation – no issues
- Building 2 – gas leak repaired
- Towing signs installed
- Drywall holes repaired and door stoppers installed
- Heat Tape turned off
- Heat turned off in common areas
- Removed security camera monitoring signage
- Property Walk with Board
- Building 1 replaced damaged downspout
- Building 1 repaired corner gutter
- Building 2 – 3rd floor by elevator installed tile
- Swept Garages

Pending

- Door code update expected in May
- Drywall repairs building 2
- Keypad volume too loud under investigation
- Property walk – List of To Do's
- Power wash garages when irrigation is turned on

VIII. OLD BUSINESS

The following old business items were discussed:

a. Insurance – All non-electric grills should have been removed by 5/1/25 for insurance renewal requirements.

b. 1207 Deck Beam Split was discussed. Kelly Schneweis will work on the cost for bracket repair.

c. 1205 Leak into 1105, and Garage Update was discussed. Kelly Schneweis will pursue bids from other venders for repairs. The goal is to stay within the AMTrust Agency Insurance Release estimated costs to avoid additional HOA expenses.

d. Karen White provided an explanation of the Comcast Bulk Internet Agreement. The agreement is to provide WIFI services to every unit for $45 plus taxes per unit. The transition will not require unit access or equipment replacement. The agreement would begin on June 1, 2025. Those owners who currently have a personal account with Comcast will see the internet portion decrease to $0. Brent Mueller thanked Karen White for all her work with the agreement. The Comcast store is now located I Silverthorne. This agreement will require a dues increase to cover the added expenses. There was discussion about dues allocation. Kelly Schneweis will contact Altitude Law to determine if the added expense can be levied equally or if split by square footage is required. The agreement was not approved at the meeting. More discussion is necessary to make a final decision.

e. Boiler Maintenance Contract bids were reviewed. Brent moved to approve the Tolin Mechanical preventative maintenance agreement. Eric seconded and the motion carried.

f. Unit Door Locks – Master Key System requirements were explained. The HOA operates on a master key system. There are many units that have changed entryway locks off the master key system and all units will be required to either be rekeyed or the locks will need to be replaced. The Board met with a locksmith who developed a report for non-compliant locks.
This has always been a rule of the association since inception and the previous management company failed to enforce. If owners want to change the lock moving forward, Board approval is required. The door handles must stay consistent throughout the buildings. The Board explained this is a security and safety concern. Kelly Schneweis will work on a follow up to homeowners that are out of compliance.

g. Revised Rules and Regulation were previously emailed to all owners. Reminder personal tool cabinets are prohibited to be stored in the garages. Karen made a motion to approve the revised Rules and Regulations as presented. Brent Mueller seconded, and the motion carried. Kelly Schneweis will email the rules to all owners and post them to the website.

    i. A new welcome packet will be developed and distributed to the Board for review.

h. Garage Doors – sunshade options have not been located. Orange cones were placed near the photo eye sensors to help protect equipment. Kelly Schneweis will investigate relocating the mounting brackets wider. This was determined to be a lower priority item.

i. Elevator: The contract for Building 1 will be renewed in June 2025 with TK Elevator. A 5-year witness test inspection is due for Building 2. The anticipated expense for the inspection is $2,450.

j. Motion Detector lighting for the common hallways will be investigated. More review is needed for the location of the motion detector placement.

k. Dryer Vent Cleaning is scheduled June 19th and 20th.

l. Window Cleaning is scheduled for June 2nd. The Board needs further discussion on reported window repair requests. It was noted that trim pieces on the exterior have slightly shifted on various windows due to sun exposure and weather.

m. The fire suppression systems alarm sounding is due at the end of May for both buildings. The fire suppression annual equipment inspection and fire extinguisher inspection was completed on May 6th for both buildings.

n. Additional pigeon mitigation has taken place at both buildings. Pigeon spikes were installed. Bird spraying devices were installed. The positioning of the bird spraying devices may need to be relocated for adequate coverage. This will be monitored.

IX. NEW BUSINESS

a. Altitude Law Maintenance vs. Insurance Responsibility Chart is being developed. An initial draft was received, and questions are being reviewed by insurance. Once approved, this will be distributed to owners by email and posted to the website.

b. Carpet Cleaning estimates were reviewed. There was a motion by Eric Swick to approve the estimate from Summit Finest Carpet for $2,332.99. Brent seconded and the motion carried.

c. Asphalt Building 1 – crack fill and seal coat, line striping estimate from Jet Black Asphalt was reviewed. Jet Black is a reputable contractor who previously provided line striping at the property. Karen moved to approve the estimate for $5,490. Eric seconded and the motion carried.

d. Landscaping
    i. Building 1 has a dead/ cracked tree that should be removed. Kelly Schneweis will contact the snow removal contractor to discuss compensation for tree removal or replacement.

e. Ascent Tree Spraying and deep root feeding estimate was presented. The Board decided to hold off on the contract for this year but will consider deep root feeding of trees in the Fall. There was a comment to inspect the health of the trees due to diseased concerns.

X. NEXT BOARD MEETING DATE

The Next Board of Directors Meeting is scheduled for Wednesday, August 6, 2025, at 5:30pm. The Annual Meeting is scheduled for September 17, 2025 at 5:30pm.

XI. ADJOURNMENT

With no further business at 7:08 pm, the meeting was adjourned.