

**SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
March 17, 2023, 3:30 PM**

I. CALL TO ORDER

The meeting was called to order at 3:30 p.m.

Board members present via Zoom were Dylan Nicoletti, Deb Kirk, Alaina Barros, and Kate Westhuis. A quorum was present.

Representing Red Mountain Community Management was Josh Shramo

II. MANAGEMENT REPORT

Josh has taken over as Community Association Manager

- A. Cones- cones are being stolen, will have Jasmine paint "SYC" on them.
- B. Plowing/ Ice Chipping- Josh recently checked in with the shoveling/ice team.
- C. Parking Violations- There have been a few a week.
- D. Vendor Bids- Siding project, painting, and asphalt bids should be forthcoming.
- E. Trash- trash is being left near the dumpster, will have Jasmine document with photos.

III. FINANCIAL REPORT

- A. Dir Alaina Barros reviewed finances which are tracking really well.
 - 1. Some expenses were delayed in being entered from December. Budget runs from October to November or November to November.
 - 2. Over budget on trash due to extra pickups from people parking in front of the dumpster as well as illegal dumping.
 - 3. \$116K in current reserves, \$4K per month being added, income looks good.
- B. Josh reviewed delinquent accounts- there are just a couple of them. There is a homeowner with a partially unpaid fine.
 - 1. Related to the homeowner with the unpaid fine, there are still ongoing violations. Reports for violations will remain anonymous

IV. OLD BUSINESS

- A. Summer Projects
 - 1. Parking Lot- A-Peak expected to furnish an updated bid with a 10% increase in cost. Dumpster is at the highest point of the lot so would not be affected by drainage patterns
 - 2. Siding- Platte Capital gave a bid that the board was very happy with.
 - 3. Painting- railings and fascia- There will be two bids. Josh and Platte contractor inspected the decks and concluded that they are structurally sound. Dir Dylan Nicoletti proposed considering a composite material to cover railings and fascia instead of painting.
 - 4. Dumpster Enclosure- A debate was had about legal issues of the easement with relation to the dumpster placement that could be modified with the proposal to address parking lot drainage issues. It was determined that a permit will be

necessary for the project. The project could result in the requirement to bring parking lot striping up to code which could result in a loss of parking spots. It will be necessary to learn more about what will be required for this project by consulting a lawyer, Ned from the Town of Dillon permits department, or A-Peak. It was decided to start by consulting A-Peak.

Ron from Unit 5 asked why re-grading was necessary, and Dir Alaina Barros described the issues with drainage and ice accumulation spilling over into the sidewalks between 330 and 340 and resulting safety issue.

V. NEW BUSINESS

A. Engineering Report- Josh found an engineering report from 2019 and reviewed it, finding that, based on that report, there is no need to get a new engineering report as long as it is enforced that there can be no wood storage on decks. If wood storage is to be allowed on decks, another engineering report will have to be done to look at how to reinforce the decks for the wood storage load. Later this summer a fireplace/chimney inspection is to be done, and a number for how many woodburning fireplaces there are in the complex will be furnished. There was a discussion about alternatives on where to store wood, or if there is a small amount of wood that would be acceptable. 45 pounds per cubic foot is the wood load. Each joist has a max load of 700 pounds. There was discussion of liability of allowing wood storage since the engineering report advises against it.

MOTION: Upon motion made, duly seconded, no firewood storage will be permitted on decks.

B. Special Assessment-

1. Dir Dylan Nicoletti proposes \$8,000 assessment to cover roughly \$600,000 in work
 - a. Projects will be ranked in order of priority- ie trash is the highest priority
 - b. There was discussion of rising insurance costs and keeping the property desirable as a risk to keep insurance costs down.
 - c. Assessment process as described by Josh:
 - (1) Decide on assessment and amount
 - (2) Assessments are based on air space, the same as dues
 - (3) Since it is a change to the budget, an Owners Meeting has to be held
 - (4) Per state law, owners can veto the budget. An owner has to call for a veto and it has to be seconded. It requires 60% of ownership to veto.
 - (5) Notification is between 10 and 50 days of the assessment (typically- SYC CC&R's will be referenced to verify this timeframe), at which point owners are given a chance to veto

C. Unit Water Shutoff Valves- the rule has been updated regarding shutoff valves now requiring one for each unit. The cost will be owner's responsibility. Cost for a plumber to inspect and see if you have one is \$150, cost to get one is between \$150 and \$400

VI. OWNER FORUM

The Owner's Forum was held. Owners were given the opportunity to ask questions and make statements:

- Owner 1, whose name was not stated, asked what was going on with the dumpster and what the plan for grading the parking lot is.
 - Questions of matters involving attorneys cannot be discussed by the HOA
 - A document was created when the dumpster was built.
 - The project objective is to orient the dumpster to shorten the distance that the trash truck has to back in from the street which would alleviate missed pickups and create more parking space.
 - The grading project objective is to improve parking lot drainage which is currently problematic by diverting water away from the concrete curb where the pavers are and pushing it into a swale towards the Summit Yacht Club sign, where it can leave the property.
- Owner 2, Joanne, asked whose responsibility the space between the ceiling of one unit and the floor of another is because she can hear excessive creaking and is concerned there may be a problem above her unit. She also asked if there are rules against installing tile without a sound barrier because the unit above hers has installed tile.
 - The area in between unit floor and ceiling is most likely HOA responsibility but also depends on if the problem is tied to a certain unit's utilities. This problem will be investigated further.
 - Installation of hard flooring is subject to Summit County code which was changed a year or two ago to require a sound barrier. Legacy cannot be cited to replace existing hard flooring with new hard flooring. New flooring would still be subject to the code. It was proposed that a committee should be formed to address proper procedure for remodel projects.

VII. NEXT BOARD MEETING DATE

Owners Meeting Date- The board needs to decide on a time for the Owners Meeting. The meeting will occur on March 31 at 5pm MST

VIII. ADJOURNMENT

The meeting was adjourned at

Approved: _____