

**SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
June 7, 2019**

I. CALL TO ORDER

The meeting was called to order at 2:45 p.m.

Board members present in person were Jim Margolis, Joy Dunphey, Deb Kirk and Kate Westhuis. JC Cox attended by phone. A quorum was present.

Representing Summit Resort Group was Kevin Lovett.

II. OWNERS FORUM

Notice of meeting was posted on the website and emailed to Owners.

III. APPROVE PREVIOUS MEETING MINUTES

Upon review, Deb moved to approve the minutes from the December 6, 2018 Board meeting; Kate seconded and with all in favor the minutes were approved.

IV. FINANCIAL REPORT

The Financial report was presented as follows.

Year to date financials:

April 2019 close financials report \$15,950 in Operating and \$26,489 in Reserves.
The Profit and Loss report was reviewed.

V. ACTIONS VIA EMAIL

Upon review, Deb moved to ratify the following action completed via email:

6-3-19 Unit 42 remodel request; under discussion

5-6-19 Oversized vehicle parking request; denied

3-4-19 Insurance renewal; approved

1-24-19 Communication update to owners; approved

Joy seconds and the motion passed.

VI. OLD BUSINESS

The following Old Business items were discussed:

Brief General update; The following items were discussed:

Projects:

Concrete curb repairs; The Board approved proceeding with concrete curb repairs.

Asphalt patching; The Board approved proceeding with asphalt patching repairs.

Painting touch up; The Board approved proceeding with minor painting touch up repairs.

Stairs on “lakeside” of property repairs; The Board approved proceeding with repairs to stairs that are on the hill of the lakeside of the property.

RR ties; The Board approved proceeding with replacement of the old RR ties on the path at the lakeside of the property.

Old wiring removal; The Board approved proceeding with the removal of old unused wiring on the outside of the building.

Roof inspection; It was noted that Turner Morris has completed an inspection of the roof and has completed minor caulking maintenance and cleaned out all gutters.

Governing Documents:

The Board discussed the Bylaws and improved communications to unit occupants (renters and tenants). A reminder will be sent to all Owners, included in the “post annual meeting mailer” to be sent after the 2019 Annual Owner Meeting, reminding Owners of provisions in section 17 of the Bylaws and requesting that Owners provide management with renter/ tenant email addresses so that the renters / tenants can be included on association emails.

VII. NEW BUSINESS

The following New Business items were discussed:

- Fertilizer / Herbicide; The use of fertilizer and herbicide at the property was discussed. Signage will continue to be placed on the lawn when fertilizer or herbicide is applied.
- Wood Piles; The Board discussed wood piles on decks of units. An engineer will be contacted to provide proposal to inspect the decks to ensure that they are structurally sound and can support the weight of wood piles on decks.
- Birds; The Board discussed birds and bird feeders/ houses. The use of “seed” bird feeders is discouraged as it attracts nuisance animals such as voles and mice. Bird houses are also discouraged.
- Unit Doors; The Board discussed replacement of unit front entry doors, particularly on the “street” side of the building. It was noted that unit doors are the maintenance and replacement responsibility of the individual Owner. The Board would like to maintain some level of exterior uniformity and replacement doors will need to be blue in color to match existing and have the glass window. A door policy will be created to include requirement that Owners must submit request for door replacement to the Board and obtain approval from the board prior to replacing their unit door.
- Block Party/ Owner Picnic; The Board supported moving forward with an owner picnic to be held on site at Summit Yacht Club after the 2019 annual meeting. Owners will be sent notification of the owner picnic in the 2019 annual owner meeting notice.
- 2019 Annual Owner Meeting; The 2019 Annual owner meeting will be held on 9/21/19 at 10:00 am.
- Audit; The Board discussed having a financial audit completed. SRG supported having an audit completed. At this time, an audit will not be completed.
- Unit 42 Remodel Request; The Board reviewed the remodel request submitted by unit 42 to include installation of washer / dryer, new boiler/ water heater and unit flooring replacement. The Board approved the request with the caveats that proper permits be pulled (electrical and plumbing) and provided to the HOA and that a sound proofing underlayment be installed under the new flooring.

VIII. EXECUTIVE SESSION

There were no items discussed in executive session.

IX. NEXT BOARD MEETING DATE

The next Board of Directors meeting will be scheduled as necessary.

X. ADJOURNMENT

The meeting was adjourned at 4:37 p.m.

Approved: _____ 8-19-19 _____