

Summit Yacht Club

Board of Directors Meeting Minutes

Date: June 5, 2025

Time: 5:41 PM – approximately 6:40 PM

Location: Zoom

I. Call to Order

The meeting was called to order at 5:41 PM by Board President Dylan Nicoletti.

II. Roll Call / Board Members Present

- Dylan Nicoletti – President
 - Deborah Kirk – Vice President
 - Alaina – Treasurer
 - Kate – Secretary
 - Joshua Shramo – Community Manager (Red Mountain Community Management)
 - Jasmine – Property Manager (RMCM)
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III. Approval of Minutes

Dylan Nicoletti moved to approve the March 27, 2025 meeting minutes.

The motion was seconded by an unidentified board member.

All Board members present voted in favor; the motion carried unanimously.

IV. Financial Report (Presented by Alaina)

- Reconciliation issues were noted in categories including cable TV, insurance, and reserve transfers.
- Josh confirmed these would be corrected in the May financials. Incorrect journal entries and missing accruals were acknowledged.
- Budget variances were explained:
 - Landscaping and roof maintenance showed no budget year-to-date due to seasonal timing.
 - Legal fees and exterior maintenance were tracking higher than budgeted due to heat tape and wiring issues.
- Insurance cost update:

- Premium increased from \$27,600 to approximately \$45,000.
- The increase is expected to impact dues by approximately \$33 per airspace.
- The HOA selected a \$25,000 deductible and a lower-cost umbrella policy to mitigate the increase.
- Budget planning for the upcoming fiscal year will begin in July/August.

No objections or questions were raised following the financial review.

V. Management Report (Presented by Joshua Shramo and Jasmine)

- **Vendor Transition:**
 - Hilco (snow removal) is retiring. The HOA plans to transition to Fernando, a trusted vendor used by RMCM at other properties.
 - The Board requested a formal quote.
 - **Trash and Dumpster Concerns:**
 - Unusual items (e.g., treadmills) have been improperly discarded.
 - Discussions continue regarding relocating the dumpster and improving enforcement.
 - Kate's maintenance team was praised for their support and reliability.
 - **Lighting and Heat Tape:**
 - Breakers are being labeled by 10 Mile. Once completed, Turner Morris will finalize inspections and provide quotes.
 - **Violations and Compliance:**
 - Ongoing efforts to enforce grill restrictions. Inspections during fireplace walkthroughs will include grill checks.
 - Multiple violations have been issued. Removal letters may be sent with a deadline and a cost notice for removal if not resolved.
 - **Fireplace & Backflow Inspections:**
 - Fireplace inspections nearly complete; Jasmine confirmed strong unit access and compliance.
 - Backflow valve inspections were successful without incident. Unit 19 was retrofitted due to prior structural issues.
 - **Signage & Property Aesthetics:**
 - New “No Event Parking” signs arriving next week.
 - A walkthrough will be conducted during the Owner Work Day to review all existing signage and plan for consolidation.
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VI. Old Business

Dumpster Enclosure Project

- Final design submitted by Ed to Ken Cobb for elevation review.

- Josh has followed up multiple times with Ken; awaiting response.
- Wilderness HOA may wish to coordinate for visual consistency.
- The Board discussed potentially sharing design costs if cooperation occurs.

Heat Tape Project

- Pending completion of breaker labeling before final inspection and quote by Turner Morris.

Backflow Valves

- Fully compliant for 2025 inspection cycle.
- Premier Plumbing resolved issues in Unit 19.

Concrete Repairs

- A walkthrough occurred with Jesus (stone and concrete contractor).
 - A second walkthrough is scheduled, and a quote is expected.
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VII. New Business

Owner Work Day (Saturday)

- **Start Time:** 10:00 AM
 - **Projects Planned:**
 - Mulch spreading and cleanup (rakes will be provided by Board members).
 - Clean-up in areas near Units 340/330 and the bike rack.
 - Potential removal of a small dead tree near the parking area.
 - Review of locks and signage near the dumpster enclosure.
 - Paint touch-ups using leftover stored materials.
 - **Discussion Items:**
 - Use of fake flowers again this year to reduce maintenance.
 - Evaluation of muddy areas between the dumpster and Unit 350; possible solutions include rocks or organic material.
 - Irrigation system review to be conducted by Alaina's husband.
 - Paint returned and available for minor repairs.
 - Deb Kirk requested and was granted lifting assistance due to recent back surgery.
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VIII. Adjournment

With no further business, the meeting adjourned at approximately 6:54 PM.

