**SUMMIT YACHT CLUB CONDOMINIUMS**

**BOARD OF DIRECTORS MEETING**

**August 4, 2022, 5:00 PM**

# **I. CALL TO ORDER**

The meeting was called to order at 5:03 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 Sheila Skaggs

**II. INTRODUCTIONS of OWNERS**

Notice of meeting was posted on the website and emailed to Owners. The following Owners were present:

Unit #18 Alaina Barros

Unit #24 Robert Maxwell

Unit #23 Karen Burns

Units #19 and #20 Kim and Dylan Nicoletti

Unit # 25 Jim Margolis

Unit #36 Drew Westhuis

Unit #48, 50, 51, 16 Kate Westhuis

Unit 43 Robert Hilbreth

Unit 17 Deb Kirk

Unit 39 Joanne

Unit 41, 44 Dotti McKee

Unit 49 Stephanie Horbatt

**III. APPROVE PREVIOUS MEETING MINUTES**

Upon review, the minutes from the 04.12.2022 Board meeting were approved as presented with no corrections.

The Agenda for this meeting is approved as amended by adding Homeowner Forum at the end of the meeting.

## IV. FINANCIAL REPORT

The Financial report was included in the packet but the Financials will be fully corrected with the July financial statements. The HOA is over budget for snow removal, trash and water/sewer expenditures. The Reserves Contribution needs to be increased to keep up with projects. The Income from the last month is corrected and the Balance Sheet amountas are correct. Alaina would like an explanation from Josh Shramo on what the extra labor charges in June are for from RMCM.

## V. ACTIONS VIA EMAIL

* Roof repair – Leak in Unit 45 was repaired with caulking and rusty chimney flue repaired. There was a leak in Unit 49 and that report is not done yet.
* Turner Morris is scheduled for roof inspections in near future. They will caulk the vents and other areas as needed. Kate inquired what age the roof is. RMCM will search the records for the age of the EDPM roof. Doc says it was approximately 10 years ago and the roofers changed the pitch of the roof. Alaina stated that we are not contributing to Reserves for EDPM replacement.
* The Nancy Garden Care invoice was paid last month.
* Stair repair – Unit 25 - stringers cracked.
* Rules Violations – The Board asked for followup on Unit 4 rental unit with dogs
* Unit 50-51 deck railing repair was approved to be repaired.

**VI. OLD BUSINESS**

The following Old Business items were discussed:

1. Parking – The Board is looking at digital application for parking lot monitoring and another service will monitor parking with that application then boot illegally parked vehicles. The monitoring will be 3x week. The summer months is operated under a skeleton crew so 3x week is maximum and they can offer more monitoring for winter months. A homeowner stated that license plates are covered in snow in winter so it is a problem. Alaina discussed the issues with monitoring the parking lot. Kate asked Sheila if other HOAs have issue with wintertime monitoring. How long to remove a boot if a vehicle is booted? If a person leaves a boot on, how does CO Booting charge for that?
2. 7 people showed up for the spring cleanup. Deb Kirk stated $530 was spent and Mountain Garden Care would have been thousands of dollars. She suggested a fall workday also. She thanked Dotti for the watering. Good job!
3. Vail Pest Control – Dylan was not familiar with this invoice. Deb Kirk explained this is for treatment of voles. Summit County has problems with voles so it is a good idea to do this treatment.
4. Ownership cap – Altitude Law should write up the wording for this amendment and send it to owners. It will contain the grandfathering clause but if the unit is sold, the grandfathering does not go with the sale. 67% of ownership will have to approve. Alaina asked what voting program is used. Sheila has used a program called VOTE NOW for an independent third party. The email list for owners is incomplete. The amendment has to follow CCIOA rules on amending the Declaration.

**MOTION: Upon motion made by Alaina, and duly seconded, the amendment is be drafted by Altitude Law.**

**VII. NEW BUSINESS**

1. Google sheet – Dylan did not get it. Email address should change for officers because mixing personal and Board issues is not good. Alaina will work on the Google sheet because she is the expert on this type of document. She will work on some features. Sheila will change the permissions on the sheet for editing by Alaina and Dylan.
2. STR Rental Task Force – Deb Kirk has email ready to go out to owner. When is STR report due? It will need to be done within two months. At the first Board of Directors meeting after the Annual Meeting will have an action point for the STR Task Force to make a report. It is not a committee but a Task Force. The task force membership, duties and who is the chair defined.
3. Stair inspection – An engineering evaluation of decks and stairs, might be $5000 to $7000. The stairs, facia, railings, etc all need to be evaluated. RMCM will try to contact Yarnell Engineering and another engineering firm.

**MOTION: Upon motion made, duly seconded, an engineer will be contacted to provide a quote to evaluate the decks and stairs.**

1. Fall/Winter property preparation especially the irrigation system blow out. Dylan wants Bernie to do the irrigation blow out. Leaves need to be raked up at different times, so Alaina suggested more than one homeowner workday. Mid October seems to be a good time for the last cleanup. Maybe Bernie might have some resources for raking leaves. October 1 and later October for the last cleanup. Kate suggested a penalty for non-participation. The Board agreed to wait until next year for non-participation fines. Renters should be allowed to participate. Dylan can work better on weekend dates. Are there any other winter items to be addressed.
2. Snow shoveling contract – Sheila will engage 2x Excavation for this winter again. Lakeview drainage system goes to the path along Unit 47 sidewalk. Kate will contact the Town of Dillon about liability for snow melt on whether anything can be done by Lakeview HOA. Deb Kirk would like snow threshold increased to 3” during April so it will be done throughout the entire month. 1” threshold for the entire rest of year. The stairs become icy and must be dealt with. RMCM will replace Mask and Covid signs with “Ice and Snow Signs”.
3. 2023 Property Improvements - necessary assessments. Dylan explained the parking lot issues and drainage. He met with Apeak Asphalt onsite and the drainage issues can be fixed with a corrective overlay. The four spots at the end of the parking lot is the worst drainage. It will be in the six figures for the corrective overlay. A concrete swale can be placed in the middle of the parking lot and maybe connecting to the sewer. Dylan mentioned it to a surveyor with Town of Dillon. There is probably no stormwater drainage system on LaBonte. Kate will confirm this information. Overall the parking lot has a couple years of life with some patching. This buys time to place money into Reserves. RMCM will contact Apeak to do the patching this year. How much does it cost to stripe the parking lot?
4. There are two trees dying in front of Unit 48 that need to be cut or some other attention. Alpine Trees will be notified.
5. Facia painting on stairs Building 330 especially. There are no painters available currently because we are at end of the season. RMCM will try to get Rubi Construction to quote. There is roofing, siding, parking lot repairs, decks to be done and Dylan wants projects ranked to criticality. Kate suggested a period of dues increases to be ear marked for capital expenditures. Jim Margolis, stated that Reserves are to be used for capital improvements so special assessments are not done. Reserves should always be high enough to cover capital improvements. Kate would like to see dues increased to contribute to Reserves for a particular period of time. Dylan explained another way to fund Reserves by contributing by paying in full and receiving an incentive discount for that. Owners have stated that they would rather not have a special assessment.
6. 2023 costs increases for the new fiscal year budget – Alaina will have these numbers when she receives a draft budget from Josh Shramo. Sheila can help with standard assumptions. Dylan wants a comparison to other complexes on the dues structure from RMCM. Josh Shramo will provide the comparison of 1 bedroom vs 3 bedroom units.

**VIII. OWNER FORUM**

The Owner’s Forum was held. Owners were given the opportunity to make statements:

* Jim Margolis - the following Agenda Items still need discussion
  + - Plans for dumpster?
    - Concrete pumping?
    - Parking lot striping? What are the plans?
* Kate explained where the disucsssions are with Waste Management and the Town of Dillon. Lakeview should be paying way more to SYC monthly. The parking lot loses many parking spots due to the dumpster access. Lakeview is still discussing moving the dumpster to their property. Once the dumpster issue is settled, parking lot striping can be discussed. Vacasa did not pay Bernie so he stopped cleaning up extra the trash. RMCM needs to clean up and SYC will back charge Lakeview. If Lakeview does not want to participate in the dumpster changes, then SYC will cut them off from the trash service and they can find their own solution. The Moorings need to pay more
* Mud jacking – The walkway near Building 330 needs mud jacked
* There is a loose board on my deck that needs tightened. A minor repair.
* How are minor repairs handled?
* Does RMCM have a handyman to do minor repairs?
* What is timeline of doing minor repairs. Why do we wait weeks for a minor repair? Kate answered that repairs are done as they come up as best as can be done.
* Repair requests should be on a web based form
* Create an auto fill Rules and Reg Violation Report web based form. It is presently a long drawn-out process at this time – Deb Kirk explained a quicker process. Alaina explained that there may be an option to do a writable PDF. Can an email be sent to owners asking them if they need minor repairs done?
* Snow shoveling overbudget – Why? Alaina stated that shoveling is over budget due to the amount of work within SYC during winter. All snow shoveling is triggered at the 1” mark which becomes espensive.
* Dotti complemented the good work being done by the Board.

**IX. NEXT BOARD MEETING DATE**

1. Annual Meeting Date – The Board needs to decide on a date for the Annual Meeting. How about having a meeting during the week by ZOOM. Sheila suggested anything after 6:00 PM. Deb Kirk suggested having an Annual Meeting at 6:30 PM. It needs to be in September. The packet needs to go out approximately 30 days in advance. RMCM suggested September 28, 2022. This date is acceptable to the Board. The packet will be emailed and USPS with ZOOM information at the beginning of September.

**X. ADJOURNMENT**

The meeting was adjourned at 7:25 p.m. into Executive Session.

Approved: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_