

SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
April 13, 2018

I. CALL TO ORDER

The meeting was called to order at 4:00 p.m.

Board members present in person were JC Cox, Jim Margolis and Joy Dunphey; Doc Hilbrecht 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. Owner Deb Kirk of unit 17 was present.

IV. APPROVE PREVIOUS MEETING MINUTES

Upon review, Joy moved to approve the minutes from the January 26, 2018 Board meeting; JC seconded and with all in favor the minutes were approved.

V. FINANCIAL REPORT

The Financial report was presented as follows.

Year to Date Financials;

February 28, 2018 close financials report \$16,328 in Operating and \$6,628 in Reserves.

February close Profit and Loss vs Budget reports actual operating expenses exceed budgeted operating expenses by \$53. Areas of significant expense variance were reviewed.

VI. ACTIONS VIA EMAIL

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

- 4-2-18 Camera on patio install request; discussion remains underway
- 3-8-18 2018-19 Insurance renewal, approved
- 2-15-18 Unit 24 remodel request, approved

JC Seconds and the motion passed.

VII. MANAGING AGENT'S REPORT

The following Managing Agent's report items were reviewed:

Complete item; in addition to the routine daily items, the following item was reported on as complete.

Signage installation; installation of new exterior signage was completed.

Pending item; the following item was reported on as pending;

Concrete caulking; This will be completed in the Spring of 2018.

VIII. OLD BUSINESS

The following Old Business items were discussed:

Reserve Study – The Board will review the Reserve Study plans. A future work session will be scheduled to discuss.

Governing Document Review, House Rules – The Board discussed the draft revised House Rules as follows:

Process of Adoption; The process of adoption of the revised House Rules was reviewed as follows:

- Board created draft version of revised House Rules, 2-4-18
- Board distributed the draft version of the revised House Rules to Owners for comment, 2-6-18
- Board discussing the draft version of revised House Rules at an open meeting, inviting Owners for open comment, 4-13-18
- Board reviews owner comments, 4-13-18
- Board adopts version of House Rules, to include any necessary revisions, as final approved version, 4-13-18
- Board distributes approved version of House Rules to owners and posts to website

Comments; It was noted that there were no written or emailed comments submitted. Rule 3-5, Balcony/ deck snow removal was discussed. The following questions were asked and responses stated:

Q- “What triggers the HOA implementing Deck Shoveling?”

A- “Either a concern of snow weight safety concern or a snow melt dripping onto lower deck report will trigger the HOA to enforce rule 3-5”

Q- “Will the owner be contacted ahead of time to be made aware of the snow removal need and be given reasonable opportunity to remove the snow themselves?”

A- “Yes, Management will contact the owner to notify them that snow must be removed from their Balcony/ deck; the owner will be given reasonable opportunity to remove the snow; if not removed within a reasonable time frame, the HOA will coordinate the snow to be removed and the owner will be billed.”

Rule 3-4, Balcony and Patios to include bike storage on decks was discussed. Questions raised included:

Q- “Can bikes be hung from balconies?”

Q- “Is there a limit to the number of bikes that can be stored on a deck?”

Upon discussion, Joy moved to limit the number of bikes that can be stored on a deck to two bikes per deck and that bikes are not permitted to be hung from decks; JC seconds and the motion passed 3-1.

Rule 2-6, No Fireworks or Firearms may be discharged on the premises was discussed. Doc moved to amend the rule to state, “No fireworks or firearms may be discharged for recreational purposes or hunting on the premises”; the motion was not seconded.

Adoption; Upon further review of the House Rules and comments, Jim moved to adopt the House Rules as presented and revised. Joy seconds and the motion passed.

Distribution; The adopted House Rules will be sent to owners and posted to the HOA website.

House Rules, “short version”; The Board agreed that a one-page short version of the House Rules will be created as a courtesy for owners to post in their units for ease of review by shorter term renters and guests. Quarterly notices will be sent to owners reminding them to distribute the House Rules to all tenants, guests and renters.

Bylaw and Responsible Governance Policy Review; The Board will begin review of the Bylaws and Responsible Governance Policies to ensure consistency between the two sets of documents.

Fireplace spark arrestors; The Board briefly discussed the possibility of adding spark arrestors to the fireplace chimney caps. This may be investigated further.

IX. NEW BUSINESS

The following New Business items were discussed:

Right of First Refusal- The Board discussed the Right of Refusal as stated in the Declaration. In accordance with the Declaration, the HOA’s role is to assist with notification of the offer on a sale of a unit; beyond notification assistance, the onus to ensure compliance lies with the selling owner.

The Board discussed section 21.7 of the Declaration; the HOA attorney will be asked if the entire Right of First Refusal provision can be deemed “void” if the HOA recognizes that the terms of the length of the Right of First Refusal provisions have expired.

Building street numbers – The addition of building street address numbers that would be visible at night was discussed. This will be assessed further, to include location, at the next Board of Directors meeting.

Bike rack clean up – An email will be sent to owners asking them to identify their bicycles that are currently on the bike racks. Unidentified bikes will be removed and donated.

Spring/ Summer projects – Spring and summer projects were discussed to include spring cleanup and roof inspection/ minor maintenance. Asphalt will be inspected for possible repairs.

Installation of exterior security cameras by owners – The Board discussed the installation of security cameras by owners at the property. Per the House Rules, items are not permitted to be installed outside on common / limited common areas.

X. EXECUTIVE SESSION

There was no executive session held.

XI. NEXT BOARD MEETING DATE

The next Board of Directors meeting will be held in June 2018 with review of the reserve study being the primary agenda item; SRG will poll the Board to schedule the date.

XI. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Approved: _____ approved 6-8-18 _____