

SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
April 24, 2020

I. CALL TO ORDER

The meeting was called to order at 4:08 p.m.

Board members present via Zoom were JC Cox, Joy Dunphey, Jim Margolis and Kate Westhuis. 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.

Owners in attendance included:

Dotti McKee, Units 41 and 44
Cynthia Goda, Unit 26
Sam Adams, Unit 47
Lizbeth Milagros, unit 30

All Owners were given the opportunity to present items and were thanked for attending. No items were presented.

III. APPROVE PREVIOUS MEETING MINUTES

Upon review, Kate moved to approve the minutes from the January 24, 2020 Board meeting; JC seconded and with all in favor the minutes were approved.

IV. FINANCIAL REPORT

The Financial report was presented as follows.

Year to date financials:

February 2020 close financials report \$35,036 in Operating and \$31,746 in Reserves.

The Profit and Loss statement reports \$63,033 of actual expenditures vs. \$64,989 of budgeted expenditures.

V. ACTIONS VIA EMAIL

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

3-20-20 Comcast contract; renewal with no internet approved
3-15-20 HOA insurance renewal, approved
2-18-20 Comcast survey, approved for distribution
2-18-20 Fireplace spark arrestors; bulk replacement not approved

Kate seconds and the motion passed.

VI. OLD BUSINESS

The following Old Business items were discussed:

General Update

- HOA Insurance renewal completed
- Comcast renewal completed. Equipment upgrade plan pending; it was noted that the equipment install plan is pending due to Covid concerns. Efforts will be made to protect unit Owners and installers.

Unit electrical panels; All units that have the Federal Pacific electrical panels are required to replace their panels by 9/1/20.

Trees, Trimming/ removal; The removal/ trimming previously approved is scheduled to take place this Spring.

House Rule Revisions; The Board discussed proposed House Rule revisions. The Board will review the current proposed revised draft and offer comments/ approval via email. Once the Board has approved the draft, the proposed revised version will be sent to Owners for review and comment. Comments will be reviewed at the next Board meeting and the proposed revised draft will be considered for adoption.

House Rule violation “reset”; The Board discussed proposed rule item 6-1. Upon discussion, the Board supported the following rule language:

“6-1. The Property Manager maintains a log of all violations of the rules in order to determine the proper fine to be assessed in accordance with ByLaw Section 18.11 Fine Schedule. If a unit owner, who has violations recorded in the log, has not violated a specific rule for a period of 12 months, the violation count will be reset to zero.”

Rule complaint form; The Board reviewed the Rule reporting complaint form. It was noted that Owners have the option of filing a “formal” complaint which must be done via the rule complaint form; “formal” rule enforcement will then follow. Additionally, Owners have the option to file an “informal” complaint by sending email/ reporting via telephone call and this will result in “informal” enforcement such as a courtesy call to Owner, etc. The rule complaint form will be distributed to owners with updated house rules mailer.

Parking permit; It was noted that for 2020-21 parking permits, select parking rules will be stated on the “back” of the permit.

VII. NEW BUSINESS

The following New Business item was discussed:

A. Projects 2020; Planned projects for 2020 include:

- Touch up painting
- Asphalt

A walk around will be held to determine asphalt work for 2020. It was noted that the next time the parking lot is restriped, a plan will be implemented to rework the parking lot lines.

IX. NEXT BOARD MEETING DATE

The next Board of Directors meeting date is TBD.

X. ADJOURNMENT

The meeting was adjourned at 4:40 p.m.

Approved: _____ 8-11-20 _____