

**SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
January 26, 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 and Kate Westhuis 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. There were no owners, other than Board members, present.

IV. APPROVE PREVIOUS MEETING MINUTES

Upon review, JC moved to approve the minutes from the December 1, 2017 Board meeting; Joy seconded and with all in favor the minutes were approved.

V. FINANCIAL REPORT

The Financial report was presented as follows.

Year to Date Financials;

December 31, 2017 close, financials report \$9,552 in Operating and \$3,193 in Reserves.

December close Profit and Loss vs Budget reports that we are \$5,781 over budget in operating expenses. Areas of significant expense variance were reviewed to include:

Boiler inspections, \$5781 over – it was noted that there is \$3500 budgeted in July for boiler inspections; in July, some recover will occur. The Board agreed to discuss the HOA's financial role in having the boiler inspections and glycol injections completed in the future.

R & M, \$1244 over – specific expenses in this account include \$1100 expense for wood fireplace inspection and \$975 for reserve study.

Landscape, \$1115 over – specific expense in this account includes an \$885 expense due to tree removal and cleanup from fall wind storm.

Accounting/ legal, \$1120 underbudget year to date

Snow removal, \$1184 underbudget year to date

Accounts Receivable;

Unit 51 Foreclosure- The foreclosure sale is complete. There is a new owner of unit 51. The Association expects to receive payment for all outstanding amounts owed.

VI. ACTIONS VIA EMAIL

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

- 1-18-18 wood splitting location; this topic remains under discussion
- 1-18-18 dumpster arrangement; this topic remains under discussion
- 1-17-18 unit 51 renovations; approved, with caveat that owner pull permit for all work requiring permit
- 1-8-18 House rules discussions; this topic remains under discussion
- 1-4-18 unit #37 outdoor storage closet install, approved
- 12-27-17 Unit #33 parking violation; revoked violation
- 12-21-17 Unit #39 beer can complaint; revoked violation complaint

Joy 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.

- Dumpster door repairs have been completed; it was noted that these repairs were minor.

Report item; the following item was reported on:

- HB 1254 disclosure; SRG presented the annual HOA Management fee disclosure.

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 item was discussed:

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

IX. NEW BUSINESS

The following New Business items were discussed:

House Rules – The Board discussed and reviewed an updated set of House Rules. During review, the following sections had highlighted discussion:

- 2-6 No Fireworks or firearms may be fired or discharged on the premises.

Upon discussion, this line item will remain as stated.

3-4 Balcony and patio areas shall be kept neat and orderly – not used for storage. Items permitted include: firewood, porch furniture, gas or electric barbeques, skis and / or bicycles. Do not throw items (including, but not limited to cans, cigarette butts, or any other solid objects) from balconies / decks.

Upon discussion, Joy moved to maintain the verbiage as stated above and allows skis and / or bicycles to be stored on balconies and patios; Jim seconds and the motion passed 3-2.

The Board also reviewed the Association Adoption and Amendment Policy and discussed the process of adopting the updated version of the House Rules. It was noted:

- The Board has authority to adopt house rules and make revisions
- The Board creates new rules document
- The rules are sent to owners for notice, review and comment
- A Board meeting is then held in which Owners have the opportunity to comment and sent in comments are reviewed; the Board discusses and then the rules are adopted
- The new rules are then sent to owners along with statement of effective date.

In closing house rules discussion, Joy moved to present the reviewed version of updated house rules to all Owners for comment in the adoption process; Kate seconds and the motion passed. The Board will review comments and discuss at the next Board meeting.

Fire Wood Splitting – The Board discussed the splitting of firewood on site at Summit Yacht Club. Splitting of firewood is not permitted in units, on decks or concrete patios. Firewood is recommended to be split off site. If absolutely necessary, at this time, firewood splitting is permitted to occur in the grass on the “South East” (lake side) of lower bike rack on the lake side of the buildings. All scraps must be cleaned up immediately following the splitting. The Board reserves the right to further ban all firewood splitting...

Signage Additions – The Board discussed the installation of additional “signage” at the complex in order to make 3 of the basic rules well known. Upon review, the Board agreed to purchase and install 9 signs which will read:

Valid parking permits MUST be displayed. Violations subject to booting, towing and fines.

No smoking anywhere outdoors to include on decks, patios, sidewalks, grass areas or parking lots.

Only owners may have pets and all pets MUST be leashed. Please pick up your pet waste and dispose of properly.

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

Dumpster Usage; The Board discussed dumpster usage and trash pickups. The current pick up days are Mondays, Wednesdays and Fridays. The fee split with the neighboring properties for their usage of the trash facility was also discussed. SRG will ask the trash company if they can come later in the morning.

Owner comments; The Board discussed the following comments received by Owners:

Board of Director meeting notice; An Owner requested that Board of Director meetings be scheduled at least 30 days in advance of the meeting. The Board agreed to work to meet this goal as often as possible.

Fee to remove parking boots; An Owner stated that \$100 is too high of a cost to have parking boots removed. Upon discussion, the Board noted that the parking boots have only been applied after multiple violations and warning stickers placed on the violating

vehicle and all Owners are to make their tenants aware of the parking rules. If a vehicle is booted, it is obvious that the owner of the vehicle receiving the boot is not interested in abiding by rules, not that they are “not aware”. The \$100 fee to remove the boot is incentive for unit occupants to follow the rules. It was also noted that the fee to remove the boot is less than half the fee to get car out of impound when towed... The Board agreed that the \$100 fee will remain in place.

Snow Shoveling; The Board directed SRG to ask the snow shoveling crew to come later in the morning.

X. EXECUTIVE SESSION

There was no executive session held.

XI. NEXT BOARD MEETING DATE

The Next Summit Yacht Club Board of Directors meeting will be held Friday April 6, 2018 at 4:00 pm.

XI. ADJOURNMENT

The meeting was adjourned at 5:40 p.m.

Approved: _____ Approved 4-13-18 _ _____