

SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
February 10, 2022, 5:30 PM

I. CALL TO ORDER

The meeting was called to order at 5:32 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, Josh Shramo

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
Units #19 and #20 Kim and Dylan Nicoletti
Unit #26 Cynthia Goda
Unit # 25 Jim Margolis
Unit #36 Drew Westhuis
Units #41 and #44 Dotti McKee
Unit #48, 50, 51, 16 Kate Westhuis

III. APPROVE PREVIOUS MEETING MINUTES

Upon review, the minutes from the October 6, 21, and 26, 2021 Board meeting were approved as presented with no corrections.

IV. FINANCIAL REPORT

The Financial report was not included in the meeting packet due to the transition items still not being resolved from Summit Resort Group. The homeowners need to consider that there might be a special assessment in the near future to build up reserves.

V. ACTIONS VIA EMAIL

There were no actions taken by email to discuss at this time.

VI. OLD BUSINESS

The following Old Business items were discussed:

- A. Asphalt – A third party vendor was contacted to discuss options for the parking lot – APeak Asphalt. The owner of APeak Asphalt, Bruce Yanke, stated that at this point, the parking lot is so degraded that an overlay can not be done. The parking lot needs to be torn out, totally regraded due to drainage issues and then overlaid with new asphalt. At that time, the parking lot parking spaces can be looked at for line striping to add more spaces.
- B. The homeowners of SYC have indicated that they want a cap on ownership. No single owner will own too many units and cap at 5 or 6 airspaces. Those that presently own more than the cap will be grandfathered in.

VII. NEW BUSINESS

The following New Business items were discussed:

- A. A tenant has requested “reasonable accommodation” for a handicapped parking spot. The Board agreed to creating a handicapped dedicated parking spot along Building 330 in the center of the spaces. A sign will be placed on the building until such time a handicapped spot can be painted on the parking lot if needed.
- B. Trash Dumpster Problems – There are major issues with the trash dumpster and general trash issues in the last month. A couch was left beside the dumpster which had to be dug out of the snow then hauled away, illegal dumping by people who don’t live at SYC and trash bags being thrown over the walls of enclosure on top of the dumpster lids or lying in front of the dumpster doors.
- C. The Board has been provided with a landscaping contract that includes mowing, mulching, weeding flower beds, etc. It is a significant cost at approximately \$15,000 for the season. A Board member suggested using high school helper or such. RMCM explained that any vendor on property needs to have their own liability insurance. It is very risky for the HOA to hire just anyone to do work onsite without proper insurance. The Board suggested getting other estimates for the HOA’s landscaping needs.

VIII. OWNER FORUM

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

- A. The Board reviewed each item on Jim Margolis email. Jim has been on the Board in the past and had many concerns that were addressed by the Board via RMCM.

IX. NEXT BOARD MEETING DATE

The Annual Homeowners Meeting date is set at September 24, 2022, at 10:00 AM. Board Meetings are TBD.

X. ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

Approved: _____