

**SUMMIT YACHT CLUB CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
June 8, 2018**

**I. CALL TO ORDER**

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

Board members present in person were Jim Margolis and Joy Dunphey; Deb Kirk 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. No Owners, other than Board members, were present.

**IV. APPROVE PREVIOUS MEETING MINUTES**

Upon review, Deb moved to approve the minutes from the April 13, 2018 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;*

April 30, 2018 close financials report \$18,483 in Operating and \$1,174 in Reserves.

April close Profit and Loss vs Budget reports actual operating expenses exceed budgeted operating expenses by \$1868. Areas of significant expense variance were reviewed.

**VI. ACTIONS VIA EMAIL**

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

5-6-18 Board member appointment to fill vacancy; approved

Kate Seconds and the motion passed.

**VII. MANAGING AGENT'S REPORT**

The following Managing Agent's report items were reviewed:

*Complete items;* in addition to the routine daily items, the following items were reported on as complete:

-House Rule adoption

-Spring clean up

-Bike rack clean up mailer sent with the clean out of unmarked bikes planned for June 18th

*Pending items;* the following items were reported on as pending:

-Concrete caulking; This will be completed within the next few weeks

-Flower planting; this will be completed this upcoming week

-Governing document further review, Bylaws; the review of the existing Bylaws will be completed as time permits.

## **VIII. OLD BUSINESS**

The following Old Business item was discussed:

*Reserve Study* – The Board reviewed the Reserve Study as prepared by Criterium Engineering. The Board will discuss further, to include site walk around, and will have a funding plan in place for recommendation to the Owners at the 2018 Annual Owner meeting.

## **IX. NEW BUSINESS**

The following New Business items were discussed:

*Building street numbers* – The addition of building street address numbers that would be visible at night was discussed. The Board was overall in favor of this project; location of numbers will be determined.

*Use of Herbicides* – The Board discussed the use of herbicides on the lawns at Summit Yacht Club. Herbicides are used as weed deterrent. Jim moved to cease use of herbicides; there was not a second to the motion and the motion failed.

*Smoking Violation fine schedule* – The Board discussed the violation fine schedule as stated in the Smoking Resolution. An Owner requested that instead of an “escalating” fine schedule, that a “fixed” fine schedule be put in place. Upon discussion, Joy moved to change the violation fine schedule on the Smoking Resolution to a fixed fine of \$200 for each smoking violation; Kate seconds and the motion passed. The document amendment policy will be followed for this revision with the comment meeting taking place at the 2018 Annual Owner Meeting.

*Unit Front Doors* – The Board discussed unit front doors. Per the Governing Documents, unit front doors are the maintenance and replacement responsibility of the individual unit owner. However, in efforts to maintain a consistent exterior appearance, the Association would like to be aware of and involved in unit front door replacement. The Board discussed working to procure a replacement front door model/ design for the “parking lot side” unit doors in which unit owners could use when selecting a replacement front door. Additionally, the Board discussed replacing all of the unit front doors on the parking lot side of the building and assessing just the parking lot side unit owners the cost. Additional investigation and discussion will take place.

*Town of Dillon concert, July 17 and 18* – The Town of Dillon is hosting a large concert this coming July 17<sup>th</sup> and 18<sup>th</sup>. The Board is concerned of illegal parking in the Summit Yacht Club parking lot. SRG will email owners prior to the concert to inform them of the concert and the potential parking issues. Option to purchase cones and roping off the parking lot were discussed; it was noted that cones are expensive and roping off the parking lot would require either an attendant (also expensive) and / or resident cooperation to use. Upon discussion, the Board agreed that a few simple cones would be set up with temporary signs stating, “private parking only, vehicles without parking permits will be towed immediately”.

**X. EXECUTIVE SESSION**

There was no executive session held.

**XI. NEXT BOARD MEETING DATE**

The next Board of Directors meeting will be held prior to August 15, 2018. The primary meeting agenda will be meeting will include further review of the reserve study and will include a walk around of the site; SRG will poll the Board to schedule the date.

**XI. ADJOURNMENT**

The meeting was adjourned at 5:27 p.m.

Approved: \_\_\_\_\_7-20-18\_\_\_\_\_