

**SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
December 6, 2018**

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

Board members present in person were Jim Margolis, Joy Dunphey and Deb Kirk. Kate Westhuis attended by phone. A quorum was present.

Owners present included:

Stephanie Horbatt, unit 49
Courtney White, unit 33
Alaina Barros, unit 18

Representing Summit Resort Group were Kevin Lovett and Kelly Schneweis.

II. OWNERS FORUM

Notice of meeting was posted on the website and emailed to Owners. Owners present stated that they were interested in hearing more about posted agenda items to include special assessment to recoup legal fee discussions as well as house rule (specifically parking) requested modifications.

IV. APPROVE PREVIOUS MEETING MINUTES

Upon review, Joy moved to approve the minutes from the July 20, 2018 and September 22, 2018 Board meetings; Deb seconded and with all in favor the minutes were approved.

V. FINANCIAL REPORT

The Financial report was presented as follows.

Year to date financials:

September 2018 close financials report \$28,540 in Operating and \$10,372 in Reserves.

September 2018 close financials report that we are \$12,527 under budget in year to date operating expenses. It was noted however, that "\$10,453" of the underage is due to insurance claim proceeds received with expenses pending; once the expenses are paid, these line items will "zero out", which will result in overall year to date expense underage of \$2074. It was further noted that this will also decrease the operating balance by \$10,453, to \$18,087.

The following expense to budget variances were reviewed:

Legal, \$2450 under budget; it was noted that this fiscal year we received \$6597 from the sale of unit 51 to offset collection fees from unit 51 collection efforts (and expenses) from previous fiscal years. Without the \$6597 collections, this puts us at an "actual overage" of \$4147 year to date in the legal account and it was further noted that an additional \$1130 invoice was received in November 2018 and an additional \$1000 deductible will hit for the D & O claim.

Expenses from owner legal claims over the past 2 fiscal years are as follows:
2016-17 fiscal; \$2,132
2017-18 fiscal: \$3,945

Water, \$2,444 over budget

Snow removal, \$1764 under budget

Trash removal, \$2958 under budget

Landscape, \$3051 over budget – new Signage, concrete repairs, tree removal and cleanup from fall wind storm

Bldg Ext maint, \$1766 under budget

Parking lot sealing, \$2000 under budget

Ins claims, \$10,453 under budget; it was noted that this will “zero out” once all expenses paid that are associated with repairs

Special assessment discussion:

The Board discussed implementing a special assessment to recoup unexpected and unbudgeted monies spent on legal fees. Upon discussion, Joy moved, to, at this time, wait on the special assessment but keep the special assessment on the radar and impose the special assessment as needed; Deb seconds and the motion passed.

VI. ACTIONS VIA EMAIL

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

11-16-18 Parking discussion; on going

11-12-18 Alleged Parking violation complaint; investigated and determined there is no rule violation

11-9-18 Complaint form procedure; discussion on going

11-8-18 Alleged smoking complaint, dismissed upon investigation

11-5-18 Mediator; approved

10-23-18 File D & O claim; approved

9-26-18 Small claims response, approved

10-9-18 Beer can violation notice, approved

10-1-18 Annual Owner meeting follow up mailer, approved

8-28-18 Dog barking complaint; violation notice approved

8-14-18 Mechanical (boiler and water heater) notice, approved to send

7-24-18 Sign and Sign lighting; approved

Joy seconds and the motion passed.

VII. OLD BUSINESS

The following Old Business items were discussed:

Brief General update; The following items were discussed:

- Concrete caulking has been completed
- Smoking policy fine adjustment has been complete
- Winterizing, to include irrigation blow out and snow plow contractor securing, has been completed
- Fireplace cleaning and inspections have been completed; reports will be sent out to Owners as soon as they are received
- Repairs to wooden stairs at lake side of building will be investigated in the Spring of 2019
- 2018-19 parking permits have been distributed
- Light addition on the lakeside of the building, south west corner has been completed. It was noted that the light is shining in a unit bedroom; SRG will work to adjust/ swap out fixture to prevent light from entering bedroom

VIII. NEW BUSINESS

The following New Business items were discussed:

-Unit Doors; The Board discussed the replacement model of the unit front entry doors, particularly on the “street” side of the building. Kate and Deb are investigating possible door models and pricing for both the door as well as install. The replacement will likely include the frame and door, preferably a d wood door with window. It was noted that the replacement door model will be similar to existing in order to maintain exterior uniformity. It was also noted that door replacement is optional for owners, not required and is an individual unit owner expense; the replacement model selected will be a model owner’s can use or propose to the Board a similar model for review prior to replacement (again, with the goal to maintain exterior uniformity).

-Block Party/ Owner Picnic; The Board and Owners present were supportive of holding an owner picnic / block party sometime in the summer of 2019 (possibly a Sunday around the 4th of July).

-House Rule requests; An owner has requested revisions to the House Rules. The Board discussed the requested revisions as follows:

-Marijuana Cultivation; An owner requested the addition of a rule prohibiting the cultivation of marijuana. The Board discussed. Concerns were stated with regard to enforcement as state law does permit growing (with restrictions) and how is it different to grow tomatoes vs marijuana in a unit when the possible hazards associated with growing are the same as tomato growing (excess moisture and humidity and lights). Will the prohibition apply to all vegetables? what about other plants? At this time, regulation with regard to prohibiting plant growing in units will not be pursued.

-Reduction of the number of parking permits for “2 air space” units to 1 permit; The Board discussed the request from an owner to reduce the number of parking spaces for “2 air space” units to 1 permit. Owners present were STRONGLY

opposed to this suggested rule change. Owners present noted that the “2 air space” units have been permitted to have 2 parking spaces since the inception of the complex and that this should not change based on the request of one new owner. Upon discussion, the Board agreed that the request to reduce the number of parking spaces for the “2 air space” units to 1 parking spot will not be approved.

-Prohibit unsightly vehicles; The Board discussed a request from an Owner to prohibit unsightly vehicles. Owners present expressed concern that “unsightly” is completely subjective as “unsightly” to one person could be considered “attractive” to another... It was noted that the current house rules do prohibit vehicles that are unregistered and/ or inoperable. Upon discussion, the Board agreed to not add rule prohibiting unsightly vehicles.

-Modification of rule 1-12, vehicle storage; The Board discussed a request from an Owner to modify the vehicle storage rule. It was noted that the current house rules prohibit vehicles from being stored on site for more than two weeks without being moved; additionally, vehicles must move for snow removal operations. Owners present noted that the parking situation at the property is overall ok, with very few incidents of “no parking availability”... Owners noted that in “non-snow” months, there has been no issue with parking availability and on occasion, during snow months, the snow storage pile does take away a few parking spaces which can lead to parking availability issues, but these instances are few and far between. SRG noted that effort will be made to haul the snow pile away more frequently. Upon discussion, the Board agreed that there will be no modification to rule 1-12.

-Rule complaint form; The Board discussed creating an official “Rule Complaint Form”. A draft form was presented. The Board approved the overall idea to institute a rule complaint form; Owners with a complaint must fill out the Rule Complaint Form in its entirety and submit to Management and of the Board for investigation; incomplete forms will not be accepted.

-Owner comments; Owners present stated their overall thoughts on the rules. The Owners present felt that the current rules in place are more than adequate and the Owners present felt that the current manner in which the HOA rules are enforced is proper and a good balance of obtaining compliance while working with the Owners to build community. The Owners present also expressed concern with people turning in “false” complaints with no proof. All agreed that proper proof must be submitted along with a complaint.

IX. EXECUTIVE SESSION

The Board discussed confidential attorney / client items during executive session.

X. NEXT BOARD MEETING DATE

The next Board of Directors meeting will be scheduled as necessary.

XI. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Approved: _____ 6-7-19 _____