

**SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
October 14, 2020**

I. CALL TO ORDER

The meeting was called to order at 2:02 p.m.

Board members present via Zoom were JC Cox, Deb Kirk, Joy Dunphey, Kate Westhuis and Jim Margolis. A quorum was present.

Representing Summit Resort Group were Kevin Lovett and Katie Kuhn.

II. OWNERS FORUM

Notice of meeting was posted on the website and emailed to Owners. Owners Alaina Barros of unit 18 and Dylan and Kim Nicoletti of units 19 and 20 were in attendance. Owners in attendance were interested in listening to obtain information with regard to dues billing and voting structure.

III. APPROVE PREVIOUS MEETING MINUTES

Upon review, Joy moved to approve the minutes from the September 10, 2020 Board meeting; Deb seconded and with all in favor the minutes were approved.

IV. FINANCIAL REPORT

The Financial report was presented as follows.

Year to date financials:

August 2020 close financials report \$16,252 in Operating and \$46,142 in Reserves.

The Profit and Loss statement reports \$170,354 of actual expenditures vs. \$169,218 of budgeted expenditures.

V. ACTIONS VIA EMAIL

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

9-29-20 Slate of officers, approved

9-8-20 Unit 34 ROFR exemption, approved

Joy seconds and the motion passed.

VI. OLD BUSINESS

The following Old Business items were discussed:

A. Board of Directors election results; It was noted that the Board of Directors election has been completed via email voting and election results distributed. It was noted votes were tallied on a "1 vote per unit" basis as stated in the bylaws and also tallied on the "interest allocation basis" as stated in the declaration and the tallies resulted in the same outcome. Votes were reviewed by a third party.

B. Unit electrical panels replacement; Owners with Federal Pacific Breaker panels were required to replace their unit electrical panel by October 1, 2020. A follow inspection has been completed and there are 5 units that have not yet completed the required replacement. SRG is following up with the Owners to ensure replacement is completed.

C. Fireplace clean and inspect; Fireplace cleaning and inspection responses are due October 15, 2020. After the 15th, the order will be placed with Consider it Done and work scheduled.

D. Parking permits; Parking permits will be distributed in mid to late November.

E. Bike storage; Per previous notice sent out, common bike racks will be cleared of old, unused, and not working bikes. Additionally, bikes are not to be stored against “parking lot side” of building stairwells.

VII. NEW BUSINESS

The following New Business items were discussed:

A. Unit dues structure discussion; The Board discussed the dues billing structure. It was noted that dues are currently not being collected as stated in the Declarations but rather per a structure created nearly two decades ago. The Board agreed to contact legal counsel to provide guidance on proceedings. Comments received included:

- Request to show what dues would be if calculated per the structure as stated in the Declarations
- Review the “insurance premium” section of the Declarations as it pertains to the dues structure
- Request attorney to consider the precedence set and “implied consent”
- Review reserve fund needs and see what we need to set the budget at to meet those needs.

B. Unit votes structure discussion; The Board discussed the voting structure. It was noted that the Bylaws state, “1 vote per unit” and the Declarations state “votes per allocated interest”. The documents contradict each other. The Board agreed to contact legal counsel to provide guidance on proceedings.

C. Marijuana smell nuisance; The Board discussed a recent marijuana smell nuisance emanating from a unit growing marijuana. The Town of Dillon police were contacted. The police report that there is not much they can do, as it is legal to grow. Legal counsel was also contacted to obtain guidance on whether or not an HOA can prohibit growing of marijuana. Legal counsel stated that a marijuana growing prohibition is more appropriate to be placed in the Declaration rather than House Rules. The Board agreed to address this as a “smell nuisance” rather than a “marijuana grow” issue. It was noted that the owner of the unit with the marijuana has made efforts to abate the smell nuisance.

D. Sunshades; The Board discussed sunshades. Upon discussion, the Board agreed to investigate establishing a “standard” sunshade. The Board will discuss further.

E. Summit Yacht Club Board of Directors email address; The Board would like to create a “Summit Yacht Club Board of Directors email address”; emails received at this address would be forwarded to each Board member. SRG will work to set this up.

F. Unit door replacement; An email will be sent to all Owners informing them that a few Owners are currently planning unit door replacement and that if they wish to, to reach out to door replacement contact.

VII. NEXT BOARD MEETING DATE

The next Board of Directors meeting will be scheduled after receipt of legal response with regard to dues structure and voting.

IX. ADJOURNMENT

The meeting was adjourned at 3:22 p.m.

Approved: _____6-9-21_____