

LAKE HAUS CONDOMINIUM ASSOCIATION
MINUTES FOR THE BOARD OF DIRECTORS' MEETING
5:00 PM August 1, 2014 in Unit D-12

CALL TO ORDER: Tom Griesser, President

In Attendance: Tom Griesser, Jack Zeller, Greg Strumberger, Jody Russell, Scott McDill, Dave Lasaitis, Nicole Guidi, Tim and Cindy Brady.

ACCEPTANCE OF LAST MEETING'S MINUTES: Tom made a motion to accept these minutes; Jack seconded; they were passed unanimously.

TREASURER'S REPORT: Jack Zeller, Treasurer.

- ❖ See attached budget report.
- ❖ Special Assessment from the siding project: we still have \$169,000 to be collected from Lake Haus homeowners. We do owe Mutual of Omaha a payment of \$10,000 for units that have paid their assessment off early. For the Projected Income for Aug/Sept. there is a negative \$1500.00 because of the Special Maintenance money for the rest of the year. (This includes the replacements of the F & G's flat roofs and the Common Area electrical upgrades.)

LANDSCAPE COMMITTEE REPORT: Scott McDill

- ❖ The C Berm passed inspection and Lake Haus was refunded the \$310.00 from the County. This money will be used for plant material for the berms.
- ❖ The A Building entrance flower bed has been completed.
- ❖ Root fertilized only the new plantings behind the C, D, E, F, and G Buildings. Root and systemic given to the Aspen in front of the E, F, and G Buildings to help prevent insect infestation.
- ❖ Things are looking good; we are under budget for this category for the year, but still have Aug. and Sept.

MANAGER'S REPORT: See attached report

OLD BUSINESS:

1. On-going Unit discussion:
 - Wieronski Plumbing is planning on working on the bathroom sometime this month.
 - The electrical work for this unit has been completed.
 - The unit continues to look much better.
2. Entrance signs for Lake Haus:
 - It was discussed that the colors for the signs should match the colors of the buildings. Nicole was volunteered to be the consultant for color selection.

NEW BUSINESS:

1. Alter Bylaws to state that a homeowner of the condo is limited to 2 dogs per condo. Tom made a motion that the word "recommend" be removed from the Bylaw therefore limiting owners of Lake Haus to 2 dogs per condo. Nicole seconded: it passed unanimously.
2. Review and acceptance/signage of the "First Supplement to the resolution regarding policy and procedure for inspection and copying of Association Records" (which was provided by

Hindman/Sanchez). Copies of policy provided. Tom agreed to sign the policy. Dave made a motion to adopt; Scott seconded; it passed unanimously.

3. Bio for Board review for Board membership of Larry Wegrzyn, owner of D-02 and E-06. This was discussed. The use of Skype or another video conferencing program was discussed so that members living out of town could attend the meetings from their homes. Jack and Tom agreed to stay on with this option.

ADDITIONS TO THE AGENDA FROM HOMEOWNERS:

- Proposal to put in a small playground for children of Lake Haus. Letters of request provided. A quick online search: the cost for the equipment would be around \$2000 +; hoping that homeowners would pitch in to help erect. This proposal needs investigation for possible spring installation. Dave suggested connecting with a company at the Denver Stock Show that provides a 20% discount and free installation. It was also recommended that Jesselyn Brown give a presentation to the Board at their next meeting...a child's perspective.
- From C-12 homeowner Andrew Greene about racks for kayaks:
A quick search shows the following for free-standing (to be assembled by us) outdoor racks, some w/ 1 yr. warranty others with lifetime. These racks would still require the boat owner to lock his or her boat to the rack at their own additional cost.
stonemansports.com 300\$ holds 2, 500\$ holds 5 (the latter on amazon)
suspenszkayakstorage.com 680\$ holds 4, 930\$ holds 6
seaductionfloats.com 1275\$ holds 12, model Lesstor KS
maloneautoracks.com 310\$ holds 6, model (MPG331) while I cannot speak to its quality here is the link for that one as it appears to be the most affordable-
<http://www.maloneautoracks.com/fs-rack-6-boat.php> an alternative product such as wall cradles are approx. 40\$ a pair (thus holding 1 kayak at that price)... though that would require the cradles being mounted to a bldg. side such as your ladders are.
And, one DIY option could be- sinking a series of cable loops into the concrete at surface level where the current pile is, thus allowing a boat owner to lock their boat (I personally am not comfortable leaving my kayak out unsecured).
One additional piece of info re the kayak/canoe rack to share w/ the board- I was just at the Frisco marina and asked the office manager, Jenn Shimp, about their racks which hold 6 boats, she said they can make one for us for 500\$. Their welder just got hurt so it would take about 3 weeks to create one and when I asked if it could be delivered she said, 'no promises but probably'.
Given that this one is welded it would be a year-round fixture in the parking lot. PERHAPS the others can be disassembled each winter, though I do not know that. The suggestion that was made was for the Lake Haus HOA to purchase a rack and rent out each space. Possible times: per month, season, or yearly pricing. It would be on a first come, first serve basis. It was also suggested that the rack be made so that each "bay" could hold two kayaks. Greg made a motion to accept the above information; Tom seconded; it passed unanimously.
- From G-01 homeowner: We would like to know what the Board plans to do to prevent ice on the entrance sidewalks and covered area into this quad. The managers are planning to purchase more stepping stones and mortar them in to help prevent the ice danger.

SET DATE AND TIME OF NEXT MEETING: November 15th, 2014 at 5:30 pm.

ADJOURNMENT: Tom made a motion to adjourn; Dave seconded; it passed unanimously.