

LAKE HAUS CONDOMINIUM ASSOCIATION
MINUTES FOR BOARD OF DIRECTORS' MEETING

6:30 PM April 6, 2017 in Unit D-12 & Conference Call

Call to Order: Gregg Strumberger, President

In Attendance: Members participating: Gregg Strumberger, Greg Loudon, Scott McDill, Jody Russell, Holly McKinney, Sarah Beth Cliatt, Nicole Guidi as well as the Lake Haus managers, Tim and Cindy Brady, and Jack Zeller, the Lake Haus accountant.

Acceptance of Last Meeting's Minutes: Jody Russell made a motion to accept the minutes; Nicole Guidi seconded; acceptance passed unanimously.

Treasurer's Report: Jack Zeller presented the Lake Haus Statement of Financial Condition as of 31 Mar 17, the Statement of Change in Reserves Oct – Mar 17, and the Profit and Loss Projection Apr – Sep 17 (see attached). Key points from his presentation were: 1) Lake Haus is under budget by approximately \$6K as of 31 Mar 17 due to fewer overall maintenance expenses; 2) the Reserves have increased by \$15K and now total \$59K; 3) by the end of Sep 17, the Reserves should total \$80K less whatever the Board chooses to spend for major improvements. Jack also provided for information a Lake Haus budget document which was specifically created to satisfy mortgage company requirements that Lake Haus allot 10% of revenues towards its Reserve fund.

Landscaping: Scott McDill presented the results of the xeriscape design project recently completed by Neils Luncesford (see attachment). The design project cost \$1,053.00. The purpose of the project was to obtain a preliminary design for the C Building as well as an estimate of the cost. The estimate for C Building is \$16K; extrapolated to all Lake Haus buildings the total cost would be approximately \$130K. Lake Haus spends \$8K+ per year on water and has been scrutinized by the county water board. As well, the Lake Haus sprinkler system should be replaced. It is original and in need of constant repair. The Board decided that, although this is an issue that Lake Haus needs to address, it is not time critical. As well, such a large project should be brought to the homeowners for consideration. **Action Item:** Scott McDill will build a presentation for the Lake Haus annual homeowners' meeting. The Board will review the presentation at the next Lake Haus Board meeting.

Managers' Report: (complete report attached for reference)

The Brady's presented the status of on-going G Building roof repairs. The source of the leak has not been determined and it is difficult to do inspection / repairs this time of year. A third-party inspection is scheduled for 7 Apr 17. ***Update from Lake Haus managers: the inspection proved to be a defect in the manufacturer's seam. Therefore, the Duro-Last Co will pay the cost of repairing the interior damage to the G-02 unit. The managers will obtain three bids for the work*

for Duro-Last. The managers also announced that: 1) the replacement of entrance canisters with LED lights has been completed; 2) the carpets in common areas will be cleaned 9 - 11 May, weather permitting; and 3) Service Monkey will do the bi-annual inspection of Lake Haus fireplaces 7 - 11 Aug. The Board approved B Building repairs (\$8K) for summer 2017 to correct drainage and siding deterioration problems as well as continuing with sidewalk repairs. Recent repairs included the replacement of 15 curb stops.

The Brady's presented a new issue regarding the increasing number of short-term / vacation rentals. Some quads are now entirely vacation rentals. Unfortunately, some of these renters do not respect Lake Haus property (e.g., damages to common areas, stolen shovels, etc) and frequently call Lake Haus managers for assistance that is outside their job responsibilities (e.g., lock outs, broken appliances, etc). Bottom line is that the HOA is not responsible for managing vacation rentals and HOA resources will not be spent on this item. The homeowner or a property manager must actively manage vacation rentals and violations will result in a fine. The Board decided to develop a policy regarding short-term / vacation rentals. **Action Item:** Nicole Guidi will draft a policy letter for the Board to review and to implement.

Old Business:

- Reserve Study. McCaffery Reserve Consulting recently completed the first Lake Haus reserve study. The reserve study is a tool to assist the Lake Haus HOA in planning for the future upkeep of the association and to protect the investment of the individual homeowners. Based on the results of the study, Lake Haus must build up the amount of its Reserve Fund to meet the minimum recommended Reserve fund percentage. To achieve this, Lake Haus will need to increase HOA dues and maintain tight control of Reserve fund expenditures. The proposal was to increase HOA dues by \$10/month starting on 1 Oct 17 which is the beginning of the fiscal year. Holly McKinney made motion to approve; Greg Loudon seconded the motion. The proposal was pass by a 5-2 majority of the Board.
- Modifying By-Laws. This was a query from Jeff Danielson, B-08, in regard to the enforceability of By-Laws as modified by the Lake Haus BOD. The Lake Haus Declaration Section 17 empowers the Board to implement By-Laws; however, the Board will get additional information. **Action Item:** Gregg Strumberger to discuss with HindmanSanchez and re-address at the next Board meeting.

New Business:

- HOA Insurance Renewal. Although State Farm premiums did not increase; however, prior to renewal, an insurance committee should to be formed to investigate if there are other better value options. **Action Item:** Tim and Cindy Brady will send out an email to homeowners asking for volunteers.

- Painting of blue buildings: The Board reviewed bids from three painting contractors. All were technically acceptable and provided references. Sarah Beth Cliatt made a motion to accept the low bidder, Sunshine Painting. Nicole Guidi seconded the motion. Board voted unanimously to accept. The Brady's will contact Sunshine to schedule.
- Change of waste disposal contractor. Due to poor service and billing problems, Lake Haus is cancelling its contract with Waste Management in Aug 2017 and will switch to Timberline. Timberline is a well-established Summit County business and offers the same service at a lower rate. The pick-up schedule will remain the same.

Date for Annual Lake Haus HOA Meeting: 26 Aug 17 at 09:30 AM; tentative based on availability at the Pavilion.

Date and Time of Next Lake Haus Board Meeting: 8 June 17 at 06:30 PM

Adjournment: Gregg Strumberger adjourned the meeting.