

LAKE HAUS CONDOMINIUM ASSOCIATION  
MINUTES FOR BOARD OF DIRECTORS' MEETING  
6:00 PM August 19, 2016 in Unit D-12

CALL TO ORDER: Gregg Strumberger, President

In Attendance: Gregg Strumberger, Scott McDill, Greg Louden, Sarah Beth Cliatt, Jody Russell, Nicole Guidi, Holly McKinney, and Tim and Cindy Brady

Presentation: Discussion about Rec. path dead ending at the A Building by Jason Ledere and Brian Lorch from the Summit County Open Space & Trails. Presentation to last 10-15 minutes with Q & A afterwards. Copies of the Lake Haus plat map were displayed for clarity of the discussion. The option that the Board wanted (having the bikers use the C parking lot to access the Rec. path) was not supported by the County due to the number of vehicles that utilize that entrance. (B, C, & D Buildings) No solution to the problem was reached between the Board and the County. A Board suggested to the property managers to extend the chain fence to the other side of the Dumpster to almost the end of the parking lot to slow bikers even more. Requested that the signs be moved to a more visible location and that rock be placed by the dumpster to slow bikers down.

ACCEPTANCE OF LAST MEETING'S MINUTES: Nicole made a motion to accept the minutes to the last Board meeting; Jody seconded it; it passed unanimously.

TREASURER'S REPORT: Presented by Greg Louden. Budget preparation was assisted by Jack Zeller, LH accountant.

- See attached budget reports: For the projected budget for the 2016-2017 year, line items were projected on the "high" side so that the budget may have a more accurate appearance. The "Change in Reserves" and "Statement of Financial Condition" as of July 31<sup>st</sup>, 2016 were reviewed. Sarah Beth made a motion to accept; Greg seconded; it passed unanimously.

FINANCIAL TOPICS:

- Old business: A separate money market account for the Lake Haus Reserve Funds has been made at the US Bank. Current balance: \$25,003.05. It was recommended that a separate Money Market account be opened for the Property Insurance deductible, which at this time is \$20,000.00.

LANDSCAPE REPORT:

- Report by Scott McDill: Landscape alterations needed due to high irrigation consumption. Scott passed around copies of Xeriscaping areas from the Keystone area. Expressed the idea that this process should be done slowly throughout the complex, perhaps one building at a time. He will present these ideas at the Annual Meeting tomorrow and see what the response is from the homeowners.
- Possible water restrictions: The East Dillon Water District is encouraging conservation of water, use of natural plants and xeriscape principles in the landscape of Lake Haus. There are 4 Stages of water restriction. Restrictions are in effect from May 1<sup>st</sup> through September 30<sup>th</sup>. Hopefully, Lake Haus will not have to have any further restrictions in the future.

MANAGER'S REPORT: See attached report

OLD BUSINESS:

- Approval of the last two CO state mandated policies:
  - Reserve Study Policy: review of the 3 bids for a reserve study (Use of spreadsheet created by Sarah Beth). Gregg Strumberger rewrote the reserve study policy. The Board will now be responsible for the

creation of the reserve study and will have it completed by the 12 month deadline as written in the policy. A follow up review of the policy will need to be performed every 5 years.

- Alternative Dispute Resolution: This policy was approved with a few recommended word changes that were made by the Hindman-Sanchez law firm.

#### NEW BUSINESS:

- Sarah Beth Cliatt's motion to include in the Bylaws: No trailers or RV's longer than 20 feet be allowed to park at Lake Haus. This was tabled and will be reviewed on a case to case basis.
- Appointment of new Board Member. Holly McKinney was present and the Board approved her temporary position due to the resignation of Bill Grow from the Board.
- Appointment of a Secretary for the Board. Sarah Beth volunteered for the position of secretary for the Board. Nicole made a motion to accept; Gregg seconded; it passed unanimously.
- Confirmation that all Board Members want to continue for another year. All Board members consented to remain on for the next year pending the vote tomorrow from the HOA members.
- Create an occupancy policy for short term vacation rentals: number of occupancy per unit. Recommendation of insurance that is needed for short term rentals. A new occupancy policy was recommended in light of the use of short term rentals throughout Lake Haus. Recommended that the document be in agreement with the County occupancy rules. This document will be drafted by the property managers and then reviewed by the Board.
- Is the space between the units considered common area; i.e. between the floor of the upper unit and above the drywall ceiling of the lower unit? If in fact it is, who is responsible for putting sound preventing insulation in this space? (An issue that has now been compounded by the short term rental of Lake Haus condos.)

Here's what the Declarations say:

16. Owners' Maintenance Responsibility of Unit. For purposes of maintenance, repair, alteration and remodeling, an owner shall be deemed to own the interior non-supporting walls, the materials (such as but not limited to plaster, gypsum dry wall, paneling, wallpaper, paint, wall and floor tile, and flooring, but not including the sub-flooring) making up the finished surfaces of the perimeter walls, ceilings and floors within the unit and the unit doors and windows. The owner shall not be deemed to own lines, pipes, wires, conduits

(a) "Apartment" or "unit" means an individual air space unit which is contained within the perimeter walls, floors, ceilings, windows and doors of such unit in a building as shown on the Condominium Map to be filed for record, together with all fixtures and improvements therein contained, but not including any of the structural components of the building within which such air space is located.

The Board agreed that this space is part of the "structural components of the building". Suggestions were presented and will be discussed at the HOA Annual Meeting tomorrow.

#### ADDITIONS TO THE AGENDA FROM HOMEOWNERS:

1. Jo Ann Leone Unit F5: My proposal going forward in Lake Haus is as follows:
  - Rentals have a minimum of three days.
  - Number of occupants in the one bedroom be limited to four and in the two bedroom six.
  - Thank you for your consideration in this matter.

2. Phil Macey Unit G-01: We would ask that the Sidewalk and Ice Accumulation subject be included on the agenda.

We would like to discuss, at the G Building easterly end entry, the option of removing a portion of the sidewalk forward of the storage closets/lockers, retaining a single sidewalk to the main entry door, and extending the grass area and installing a rock skirt next to the closets/lockers. This is the same detail as used at all the other unit entries (including at the other entry to the G Building). This would eliminate the portion of the sidewalk that is collection point for ice and allow the roof to drain to rock as is typical in the development.

We have discussed with Cheryl and Holly (G3), and they support this approach. We have not been able to reach the other owners, and would like to see this annual meeting allow for review by the ownership group.

Colorado Coring and Cutting: To saw, cut, break up, remove and dispose of existing concrete \$2200.00. Form for finish and strip approximately 15 yd.<sup>3</sup> of new concrete sidewalks \$6000. Total price will be \$8200 in and out.

Turner-Morris options: Option one, Gutter & Downspout with 120V 6 watts/ft. commercial grade heat tape: \$750.00 (slope of the sidewalk is towards the building). Option two, all of option one with the addition of extending the Gutter along the ground in front of the railing with the extension of heat tape: \$900.00. (Photos available.)

This topic will be discussed tomorrow at the HOA Annual Meeting. However, the feeling is that this amount (\$8,200.00) is too much for the LH budget; it actually represents almost \$100.00 per condo. Other options will be researched. (Met with Phil after the Annual Meeting and discussed only “subtracting” concrete and putting down weed mat and filling area with rock; this will give this quad a similar appearance to all the other quads.

SET DATE AND TIME OF NEXT MEETING: A Doodle calendar will be created to determine the date for the next meeting.

ADJOURNMENT: Meeting was adjourned by Gregg Strumberger.