

LAKE HAUS CONDOMINIUM ASSOCIATION  
AGENDA FOR THE BOARD OF DIRECTORS' MEETING  
5:00 PM Feb. 28, 2015 in Unit D-12

CALL TO ORDER: Tom Griesser, President

Those in attendance: Tom Griesser, Jack Zeller, Gregg Strumberger, Dave Lasaitis, Scott McDill

ACCEPTANCE OF LAST MEETING'S MINUTES: Jack made a motion to accept the last meeting minutes; Dave, seconded; it passed unanimously.

TREASURER'S REPORT: Jack Zeller, Treasurer.

❖ See attached budget report.

Tom made a motion to accept the financial report; Gregg seconded; it passed unanimously.

MANAGER'S REPORT: See attached report

OLD BUSINESS:

1. Playground equipment fund:
  - a. The homemade dog treats project raised a total of \$25.00
  - b. \$86.17 was used for the tetherball court. The total collected was \$842.00. The fund has a total of \$755.83 after that purchase.

Dave Lasaitis will give us a report of playground equipment. Dave presented a steel framed playground set from Costco (which has been approved by the children of Lake Haus). The set costs \$1,399.00. When the Board meets in May, they will look at the financials and determine if more fund raising is needed by the children and the homeowners of Lake Haus. It was also suggested that the HOA match the donated/fund raised money. This topic will be continued.
2. Entrance signs: These were made by Sven's Signs for a total of \$1,705.10 (with tax). They have been installed and photos are on the home page of the website. They illuminate when the car lights strike the signs. A suggestion was made that a possible sign could be made for the A Building. It would be mounted on the backside of the building in a high profile location. The cost and size are being researched by the managers.
3. A-06 is now in foreclosure. H/S created a lien against the property for owed HOA dues. . We also have a deed of trust on the property for the Special Assessment loan. The public auction will be held at 10:00 am on 5/8/2015 at the Summit County Courthouse, in Breckenridge (literally on the steps of the Court House).

NEW BUSINESS:

1. Collection Policy: This policy was reviewed. It was stressed that the late fees for HOA dues received after the 15<sup>th</sup> of the month will have a mandatory 10% late fee attached (\$23.50). Homeowners must include this late fee when paying their HOA after the 15<sup>th</sup>.
2. Responsibilities and duties of being a member of the Board of Directors: The Board Members were given a copy of "Fiduciary Duties of Board Members". This document emphasizes that the Board must know and follow the rules of the association. It also spoke on the Duty of Care,

Loyalty, Confidentiality and the Duty to act within the scope of authority. There was a discussion about meeting attendance.

3. At the end of the new business section, Tom Griesser and Jack Zeller both announced that at the next Annual Meeting they will be retiring and will require replacements. Therefore, please consider joining the Board for the 2015-2016 session; there will be 2 vacancies.

ADDITIONS TO THE AGENDA FROM HOMEOWNERS:

1. Curious about future prospects for mail delivery.....owner of C-01. This item was researched before; it is too expensive and difficult for Lake Haus.
2. I noticed a little light was put in by the shed... It realllly gets dark at that corner and it sure would be nice if another light could be put on the other side... I walk to Dicks and get scared right at that corner cause I can't see nutin!!!! Thanks, Linda Jagoe -D1. The Board is against any other light installations. Homeowners are encouraged to use flashlights or head lamps when walking at night.

SET DATE AND TIME OF NEXT MEETING: Tentative meeting was set for May 23<sup>rd</sup> at 3:00 pm.

ADJOURNMENT: Dave made a motion to adjourn the meeting; Gregg seconded; meeting was adjourned.