

Homeowners Annual Meeting
August 8, 2015 9:00 AM
Lake Haus Condominium Association #1
Agenda

CALL TO ORDER:

The meeting called to order by the outgoing President: Tom Griesser at 9:03 am.
Officers present were: Tom Griesser, Jack Zeller, Greg Stromberger, Nicole Guidi, Scott McDill and Jody Russell

Proof of Notice.

Cindy Brady established we had a quorum with 29 people present and 34 proxies.
See attachment list of attendees.

Vote on Minutes of last Annual Meeting.

The minutes of the last annual meeting was sent via email for review as well as copies provided at this meeting. A motion to accept the minutes as written was made by Larry Wegrzyn D-2 and seconded by Jody Russell-A12. The motion passed, minutes accepted.

Financial report and FY14-15 budget overview presented by outgoing Treasurer: Jack Zeller.

- See the attached budget report for details
- Please replace the item “Special Maintenance” with the words “Reserve Fund”. Most financial institutions require the Reserve Fund to be a separate line item on the budget sheet.
- Jack went on to explain what and how the amounts for Reserve Funds are established specifically for Lake Haus.
- He also proposed that the new board will need to raise the HOA dues in the future to maintain the Reserve Funds level.

Balance Sheet: Status of accounts as of July 31, 2015.

- Total Assets: \$156,423.00 (Checking = 39,071.00 , Loans receivables= \$20,000, long term assets receivable= \$95,855)
- Total Liabilities \$31,233
- Total Reserves \$22,654
- Net Income \$3,975
- Net over budget - \$7,440 (budgeted amount \$11,415)
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No questions on the report.

Landscape report: Scott McDill

- Scott asked for feedback on landscape around the complex. (Large homeowners approval)
- Scott also thanked several folks for their donations and help.
- He gave a special thanks to the adults and kids who worked on the playground project.
- He addressed monies raised through bake sale items, money donations, car wash, dog treat sales and all the volunteer workers helping to bring it all together.
- He also noted that the playground area is being well used.
- There were several folks listed on the agenda that helped with landscape development, purchases and donations.

Old/Current Business:

There are three board members vacancies as of this meeting. The following homeowners are candidates for the three positions.

- ❖ **Board of Director's election:** Introduction of the 4 homeowners:
 - Each candidate gave a brief introduction of themselves.
 - Votes were placed in a ballot box for tally.

B-13 Bill Grow

C-07 Greg Louden

D-02 & E-06 Larry Wegrzyn

F-04 Sarah Beth Cliatt

Voting ballots were made available: Each homeowner was instructed to select three.

- Results of the Election:
 - Bill Grow B-13
 - Greg Louden C-07
 - Sarah Claitt F-04

A motion was made to accept the new board members by Nicole Guidi F-10 and seconded by John Maruyama A-4

The motion passed.

- ❖ Ice/snow removal for winter months.
 - See comments in the Additions section.

Manager's report: (This is our 4th year anniversary here at Lake Haus)

Year in review: by Tim and Cindy Brady

- 1.) Replacement of the flat roofs by Turner-Morris for F & G Buildings: completed in Sept. 2014

- 2.) Dryer Vents were inspected and cleaned. A couple of vents were covered during the siding project; many exterior vents had to be replaced.
- 3.) Entrance canister lights are being replaced with a “screw in” bulb. Currently replacing CFL bulbs with LED bulbs throughout the complex.
- 4.) Installation of a kayak rack. This is being rented out for \$10.00 per month until it is paid off (\$220.00 out of \$600.00). Then the rental cost will be \$25.00 per year.
- 5.) New directional entrance signs for the complex.
- 6.) Property managers both have their CAM license by the State of CO.
- 7.) Electrical project: All units, except for A-06, have been updated.
- 8.) Travis trim repair: Travis brought in a crew to reattach, caulk and paint the exterior trim throughout the complex.
- 9.) Playground equipment and site work have been completed.
- 10) \$1400.00 was raised for the playground, total cost \$1500+

- Tom Griesser interjected to give the Kids accolated for their initiative in getting the playground established.
- Tom and Cindy thanked folks for their help with the playground.
- The kids wrote letters to get the playground created. They also helped in removal of innocuous weeds and other activities on the property.
- Other items: removal of birds in dryer vents
- Tom thanked Tim and Cindy for monitoring the electrical project.
- The repair on E building is complete but no bill has been given to Lake Haus for the work.
- There was a water emergency in a common area; Tim just reminded homeowners of the shut off valves under the staircase in case of an emergency.
- There has been a rash of break-ins on cars on the property, so lock your cars.

Up and coming:

- Fireplace inspections will begin Aug. 10th.
- Results will be sent to homeowners, if repair or replacement needed, there might be a discount program implemented. This service will be done by Service Monkey.
- Cleaning of all common area carpets: Sept. 1st and 2nd.
- Cintas inspection of fire extinguishers in common hallways: Sept. 21st. (Reminder: check your fire extinguisher’s level and replace the batteries in the smoke and CO detectors within your condo.)
- All parking lot striping will be repainted.
- Sidewalk repairs for some quads.

Additions to agenda:

- Larry Wegrzyn D-2 had a question on the ice drainage issue: it is still under review as to the best option to fix it. Several attempts have been made to address the issue.
- Sondra Green C-12 had questions about the short sale of A-6. Tom Griesser went into detail of :
 - How our by-laws didn't address this type of situation with multiple buyers/owners expressing their Right of First Refusal. The bank is deciding the outcome.
 - **Note:** our Bylaws do not address multiple owners exercising their Right of First Refusal.
 - This property has 14 months of dues outstanding, special assessment fees, liens attached. The owners walked away.
 - Approximately \$17k is the amount the association is trying to recoup.
 - Kerry Gibson A-9 is the agent on the transaction and she felt that September 16 closing date would probably NOT be met.
 - New verbiage is proposed for the new board of directors to consider including in the by-laws for this situation.
- Phil Macey G-1 had icing issue on the sidewalk and other areas. A request for the new board to follow-up on these icing conditions. This location is being looked at currently as well as other places in the complex (i.e., A and D building). The board addressed this in their meeting as well as gutters and down spouts, heat tape, exterior outlets (the absence of).

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Thank you-s to:

- *The following people for their generous donations for the playground:*
 - ❖ Donated Bake Sale items: Genie Boughton C-09 and Sondra Greene C-12
 - ❖ \$ Donations: Homeowners of: A-01, A-02, A-05, A-07, A-08, A-11, B-06, the B-12 seller, Sarah Long, C-10, E-12, F-02, F-04, F-05, F-09, G-07, and G-08.
 - ❖ The children of Lake Haus: Jesselyn and Cody Brown (D-04), Abraham and Jesus Hernandez (D-08), Zachary Greene (C-12) and Riley White (B-02) for raising a total of \$242.00 with their car wash, bake sale, and homemade dog treat sales.
- *The following people for their help with the landscape and purchases of plant material:*
 - Sue and Tim Tiefenbach (B-16): for their continued beautification of the B Building flower bed.
 - Jesselyn Brown (D-04) for her continued help with planting flowers.
 - Jesselyn and Cody Brown (D-04), Abraham and Jesus Hernandez (D-08) for their continued help with invasive plant species eradication.
 - Nancy Stevens (E-09) for her donation of Blue Spruce saplings from the Arbor Day Foundation.
- Mack Holland (A-13): for taking the minutes of this meeting and the minutes of the last 2 Annual Meetings.
- Tom closed out the meeting thanking the architect committee for their work on the residing of the complex, all the current board members for their support and help and special thanks to all the great resident managers at Lake Haus, especially Tim and Cindy for the wonderful job they are doing.

Adjournment

Tom Griesser adjourned the meeting at 10:32

BIO FOR BOARD MEMBER POSITION ANNUAL MEETING 2015

Lawrence M (Larry) Wegrzyn CPA: co-owner of Units D-02 and E-06.

Bio

Lake Haus owner of two units for more than 25 years, was a board member about 20 years ago, prepared the Lake Haus and SCRA Cove tax returns for a few years

Semi-retired with financial consulting and tax practice

MBA graduate Univ of Illinois

18 years' experience as auditor

13 years controller and then CFO

Experienced with insurance issues and maintenance issues, project management, bids and estimates, roof life and many other issues that the HOA deals with.

Bill Grow: owner of B-13

I have been a full time Summit County resident since 2005 and a Lake Haus home owner (B-13) since 2007.

I am currently a small business owner in the Software Development/Mapping industry, and have previously been employed as the Webmaster for Summit County Government, as well as with other local tech companies. I also work part time as a ski technician at Carver's ski shop in Breckenridge.

In my free time, I enjoy hiking, rafting, fishing, camping biking and disc golf. I also create and maintain a multitude of smaller websites, including the redesign of the lakehausehoa.com site.

I would like to be considered for an open board member position, as I believe full time Lake Haus residents should have an active say in the development of our community.

Greg Loudon: owner of C-07

I have 30 years' experience in the wholesale distribution building materials industry, having sold, represented and competed against a wide variety of construction products, applications, installation, warranty - availability, brand names etc.

Currently, I am employed by one of the largest specialty lumber wholesalers in the western US, travel extensively throughout Colorado, but I am sure with the proper notice I can find a way to attend any meetings required, and provide an objective insight for Lake Haus HOA members.

Sarah Beth Cliatt: owner of F-04

Biography: Sarah Beth Cliatt

Sarah Beth Cliatt is currently the Compliance Division Chief for the Director, Department of Defense (DOD) Executive Agent for Space Staff, Washington, D.C. As the Compliance Division Chief, she works on behalf of the DOD Compliance Officer to oversee United Launch Alliance (ULA), Lockheed Martin Corporation and the Boeing Company compliance with provisions to promote fair and open competition in the launch services industry and protect the United States' assured access to space. This includes review of the companies' source selection processes and decisions, separations between ULA and its parent companies, protections for proprietary information, and outreach to the launch services industry on complaints.

Mrs. Cliatt is a 1986 graduate of the United States Air Force Academy. She served 26 years on active duty, retiring as a colonel in June 2012. Mrs. Cliatt served in a variety of weapon systems acquisitions assignments including multiple space systems, strategic systems, and training systems. In addition, Mrs. Cliatt has served on the staffs of the Assistant Secretary of the Air Force (Acquisition), the Under Secretary of the Air Force (Space), and the Program Executive Officer for Space. She gained international experience with the NATO Research and Technology Organization where she enabled collaborative research projects across NATO as well as the Partner for Peace, Mediterranean Dialogue, and Contact nations. Mrs. Cliatt was also the System Program Manager for the Joint Space Operations Center (JSpOC) Mission System (JMS). Her last assignment on active duty was as the Senior Acquisition Advisor for the Space Command and Control (C2) and Surveillance Division of the Theater Command and Control (TC2) Directorate of the Electronic Systems Center, Air Force Materiel Command. Mrs. Cliatt is married to Stephen R. Cliatt who is also a retired Air Force officer. They live in Colorado Springs, Colorado with their two children, Carter (16) and Charlotte (13).

EDUCATION

1986 Bachelor of Science, Management, United States Air Force Academy
1989 Master of Business Administration, Wright State University
1991 Squadron Officers School, Air University, Maxwell AFB AL
1998 Air Command and Staff College (correspondence)
1999 Advanced Program Management Course, Defense Acquisition University, Ft Belvoir VA
2003 Air War College (seminar)

AWARDS AND HONORS

Legion of Merit
Meritorious Service Medal with 5 oak leaf clusters
Air Force Commendation Medal with one oak leaf cluster
Air Force Achievement Medal
Distinguished Graduate, Squadron Officer's School

PROFESSIONAL MEMBERSHIPS AND ASSOCIATIONS

United States Air Force Academy Association of Graduates
Board of Advisors Armed Services Mutual Benefits Association / Star Foundation

2015 August 8, HOA Meetin List of Attendees:

(note, not in order , and please check names, spelling and unit numbers)

John Marayama A-4
Mack Holland A-13
Philip Macey G-1
Tom and Beth Griesser G-8
Greg Louden(?) C-7
S. B. Cliatt F-4
Jack Zeller C-5
Allen Maruyama A-4
Charles Perry E-5
Nikki Lee/Nick Fiore F-1
Larry Wegrzyn D-2, E-6
Nicole Guidi F-10
Jody Russell A-12
Gregg Strumberger E-12
Bill Grow B-13
Bart –Sandy Muller A-11
Stefan and Deb Fiala G-6
Mallary Murtha(?) B-1
Holly Hudson G-3
Cheryl Murray G-3
Kim Schiffmacker A-5
Holly McKinney B-12
Scott McDill E-12
JoAnn Leone F-5
Mika Bonavida F-2
Carolyn Bonavida F-2
Nancy Stevens E-9
Tom-Deb Haning A-14
Andrew-Sondra Greene C-12
Kelly Carswell B-9
Susan Deaner D-8
Kathy Johnson A-10
Bill- Nancy Griffith A-3