

**Homeowners' Annual Meeting  
August 20, 2016 9:00 AM  
Lake Haus Condominium Association**

**Call to Order**

The meeting was called to order by President Gregg Strumberger at 9 am. Officers present were: Gregg Strumberger, Greg Louden, Sarah Beth Cliatt, Nicole Guidi, Scott McDill, and Jody Russell.

**Proof of Notice**

Cindy Brady established we had a quorum of 78% with 35 people present and 34 proxies. See attachment list of attendees.

**Ratification of Minutes from 2015**

The minutes of the last annual meeting were sent via email for review as well as copies provided at this meeting. A motion to ratify the minutes as written was made by Jody Russell A-12 and seconded by Kerry Gibson A-7. The motion passed.

**Financial report and FY16-17 budget overview presented by Treasurer, Greg Louden**

- A separate money market account for the Lake Haus Reserve Funds has been opened at U.S. Bank. Current balance: \$25,003.05
- See the attached budget report for details

**Balance Sheet** Status of accounts as of July 31, 2016.

- Total Assets: \$127,513
- Total Liabilities \$85,521
- Total Reserves \$41,992
- Net Income \$29,947
- Net under budget \$2,251

**Discussion of the report**

-What do the "legal and professional services" include?

Tim and Cindy's salary is now included in this, which explains the drastic increase in amount. There is also a lawyer used for consultation included in this expense.

-It was requested that prior years' budgets be included at the annual meeting for comparison to the new budget.

-Why are reserves so low?

Lake Haus has historically had low reserve and low HOA dues. Starting in October 2016, however, 10% of dues will be put into a new reserve fund designated for big upcoming projects. There will be an additional fund created to hold \$20,000 for the HOA insurance deductible, should it be needed (regulations dictate that this be kept separate from the Reserve Fund).

Motion to approve the budget was made by Phil Macy G-1, seconded by Jody Russell A-12. The motion passed.

### **Landscape report: Scott McDill**

- We are East Dillon Water District's #1 customer. They have notified us of our over-usage of water and possible future water restrictions.
- 2/3 of our landscaping budget goes to water. We are presently self-restricting water usage. Tim and Cindy have changed the timing of watering to be the most efficient, while still keeping our grass alive. However, the irrigation system is old and inefficient, often watering the sidewalk.
- Xeriscaping some of the small grass areas in front of the buildings over time will address our high water usage. Planting native, drought resistant plants and tastefully placing rocks is common throughout Summit County. See attached pictures of examples of this type of landscaping in Keystone.
- Neils Lunceford and Ceres + were consulted to learn more about our options.
- Homeowners expressed an interest in a community workday in the future, to tackle some of the labor required to remove grass.

### **Old/Current Business**

- There is one board member vacancy as of this meeting. Holly McKinney B-12 is a candidate for the position. No other homeowners expressed interest at this time. Introduction of the homeowner; she was elected unanimously. A motion was made to accept the new board member by Stefan Fiala G-6 and seconded by Steve Rane B-11. The motion passed.

#### *Bio- Holly McKinney-Owner B12*

*I am a full time resident of Summit County, working in the healthcare field as an x-ray tech. Before my present career, I worked in a variety of fields from environmental science to carpentry to the service industry. I also worked for 8 years seasonally in remote camps in Antarctica. There, I learned the benefits of good communication, respect, and working cooperatively, especially when living in a small community. Additionally, as the daughter of an Air Force Colonel, I was taught to manage my money wisely and take care of my things. I hope to bring these experiences and skills to the Board of Directors at Lake Haus.*

- Ratification of current Board Members: Motion made by Lisa Kidd A-1, seconded by Stefan Fiala G-6, to retain present board members. The motion passed.
- Board of Directors' approved new policies. (These may be viewed at [www.lakehaushoa.com](http://www.lakehaushoa.com))
  - Reserve Study Policy
  - Alternative Dispute Resolution
  - Remodel Regulations
  - Short term rental policy to come out shortly:
    - Reiteration of present policies regarding quiet hours, smoking, etc.
    - Occupancy: follow County rules: 1 unrelated person/300 ft. This policy will only be policed if it becomes an issue.
    - Please be aware of tax rules for vacation rentals.

-Owners are responsible for \$20,000 HOA insurance deductible if damages originate in their unit. Ensure that your insurance policy will cover this with a vacation rental or be prepared to pay out of pocket.

### **Manager's report (This is our 5<sup>th</sup> year anniversary here at Lake Haus)**

#### **Year in review: by Tim and Cindy Brady**

- 1) Thank you to John and Mallory in A-6 and everyone else's cooperation to complete the electrical upgrades for the entire complex.
- 2) 14 out of the 22 entrance canister lights have been replaced with a "screw in" LED bulb. Also currently replacing CFL bulbs with LED throughout complex.
- 3) The Kayak rack is still being rented out for \$10.00 per month until it is paid off (\$16.67 remaining of the \$600.00!). Then the rental cost will be \$25.00 per year.
- 4) Completion of the painting of all entrance doors and side windows.
- 5) Painted the outside railings at the A & E Buildings.
- 6) Installation of a new RPZ type backflow preventer on the main irrigation line.  
This device must be tested every year by a certified tester.
- 7) Raised the sidewalk of the last quad of the F Building for safety.
- 8) Crack sealed, seal coated, and re-stripping of all parking lots.
- 9) Waste Management Dumpster for the E, F, & G Buildings was changed out and is now a locking dumpster.

-Several homeowners commented on the difficulty of the lock to open. Suggestions were made to change to a different type of lock or to leave the dumpster unlocked for a certain period of time during the day.

#### **Up and coming:**

- Fireplace inspections: there will be no HOA paid fireplace inspections for this year. This will now be done on an every-other-year basis. Please contact Service Monkey if you would like yours inspected this year.  
-Discussion of changing out fireplace inserts. No accurate bid could be placed due to the unknown nature of venting/chase costs. Tim said the old wood burning fireplaces still exist behind the gas inserts, and new venting regulations may substantially increase the cost of changing out the gas inserts.  
-A homeowner requested the Service Monkey proposal be put on the website for everyone to view. S.M. offered a discount if multiple units participated, but not enough owners showed interest to partake.
- Cleaning of all common area carpets: Sept. 12th and 13th.
- Cintas inspection of fire extinguishers in common hallways: Sept. 26th. (Reminder: check your fire extinguisher's level and replace the batteries in the smoke and CO detectors within your condo.)
- Inspection of all roof systems by Turner-Morris will begin next week.
- The siding repairs on the F Building will (fingers crossed) begin this year. Bids are being taken.
- In 2017, hope to repair the same type of siding problems for two locations on the B Building.

- Budget allowing: repairs of more sidewalks.
- Painting of the “blue” buildings (due to sun fading) throughout the complex.

### **Additions to agenda**

1. Phil Macey 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.”

- Discussion of the G building’s drainage issue-the baseline proposal is \$1000 to add more gutters, \$8200 to remove existing sidewalk and re-pour in a different configuration. Board president Gregg Strumberger noted \$8200 is cost prohibitive; hoping to keep this cost under \$2500.
- Suggestions of using rain barrel as catchment.
- Tim and Cindy, the Board, and homeowners hope to find a creative solution to this issue; perhaps tackling this problem along with the overwatering issue/xeriscaping together.

2. Joan/Dishon Lutz D-03: 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.)

- Owners own from the drywall and floors into their unit.
- There was a comment that a good fix for downstairs units: put furring strips on ceiling to attach a second layer of drywall. This both solves sound problems and hides the unsightly popcorn ceiling (which may contain asbestos). Additionally, second floor owners can put extra thick padding down when re-doing flooring.
- Tim mentioned blown-in insulation is NOT a sound dampener, only insulation batts and panels.

### **Thank you-s to:**

The following people for their help with the landscape and purchases of plant material:

- \* Nicole Guidi, F-10 for her flower pot for the F Building.
- \* Holly McKinney, B-12 for her care of the B Building flowerbed.
- \* Shelia (renter of D-9) for her multiple flowers pots.
- \* Kerry Gibson, A-07 for her flowers in the front of the 2nd A building entrance.
- \* Nancy Stevens, E-09 for her help with invasive dandelions.

Thank you to the following homeowners for their donation of artwork for the common area hallways:

\* Unit B-06 Lynn Forsberg, B-12 Holly McKinney, C-04 Brad and Ann Schmidt, and F-12 Donna LaFrenier & Mark Modine.

Thank you to Holly McKinney B-12 for taking the minutes of this meeting.

**Adjournment**

Gregg Strumberger adjourned the meeting at 10:35 am.

## August 20, 2016 HOA Meeting List of Attendees

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

Philip Macey, Peggy Quines	G-1
Greg Louden	C-7
S. B. Cliatt	F-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
Lynn Forsberg	B-6
Russell "Rusty" Brewer	B-9
Jeff Danielson	B-8
Joan and Dishan Lutz	D-3
Lance and Lisa Kidd	A-1
Shannon Buhler/Megan Himes	F-8
Bart and Sandy Muller	A-11
Donna LaFrenier/Mark Modine	F-12
Kerry Gibson	A-7
Ellen Lake	E-4
Karen Olsen	F-3
Teri Walker	A-9
Andrew Racuch	D-9
Stefan and Deb Fiala	G-6
Anne and Brad Schmidt	C-4
Mallary Murtha	B-1
Holly Hudson	G-3
Steve and Thai Rane	B-11
Disko Duram	D-6
Kim Schiffmacker	A-5
Holly McKinney	B-12
Scott McDill	E-12
Nancy Stevens	E-9
Susan and Scott Deaner	D-8
Bill and Nancy Griffith	A-3