

**Homeowners' Annual Meeting
August 26, 2017 9:30 AM
Lake Haus Condominium Association #1
Minutes**

Meeting called to order by the President: Gregg Strumberger at 9:30 am

Officers present were: Gregg Strumberger, Holly McKinney, and Jody Russell

Proof of Notice.

Gregg Strumberger said that we had at least a quorum of 67%.

There were 37 members present, and ? members were represented by proxy.

See attached list of attendees.

Ratification of Minutes of last Annual Meeting.

The minutes of the 2016 annual meeting were sent to all owners by email for review. Copies were also provided at the meeting. A motion to ratify the 2016 minutes as written was made by Kerry Gibson A-07 and seconded by Betty Holland A-13. The motion passed.

Financial report and FY16-17 budget overview: Created by Jack Zeller, Lake Haus accountant.

Presented by Gregg Strumberger.

Additional financial topic:

- The separate money market account for the Lake Haus Reserve Funds continues to receive 10% of the monthly dues or \$2,262.00 each month from the operating budget. Starting in Oct., the dues will increase to \$270.00, increasing the transfer amount to \$2,349.00.

Balance Sheet: Status of account as of July 31, 2017

- Total Assets: \$71,061
- Total Liabilities: \$44,098
- Total Reserves: \$404,513

Discussion of the current financial report:

- The Total Reserves amount includes unit D-12 which is our biggest asset.
- A reserve study was completed.
- The “Loan-Mutual of Omaha-Current” item is a loan that the HOA has for the siding and landscaping expenses.
- The HOA budget’s fiscal year is from October 1st to September 30th of the following year.
- The snow removal was way over budget.
- The bank charges include bounced checks. The board will look into finding a way to reduce this amount.
- The Managers salary is included under Expenditures as “Legal and Pro”

Discussion of next year's budget Oct.1, 2017 to Sept.30th:

- Tom Griesser G-08 was questioning the 30% property insurance increase. Gregg Strumberger E-12 explained that in the past, most insurance companies declined us coverage because of our old wiring electrical panels which has now been taken care of. The board will revisit the insurance costs. Cindy Brady D-12 discussed the insurance issue with the new Managers who are familiar with HOA insurances. Dave and Katie Kuepfer (our new HOA Managers) have volunteered to help research insurance costs.
- Some items such as Comcast will increase in price because of inflation.
- Russ B-09 was wondering if the new Managers were working outside the Lake Haus HOA. It was determined that the new Managers would be working chiefly for Lake Haus but that Katie manages a few short term rental properties, which is not expected to interfere with her Lake Haus duties.

Motion to approve the budget was made by Jody Russell A-12 and seconded by Lisa Kidd A-01. The motion passed.

Old/Current Business:

- ❖ Vacancy of two Board of Directors' members: vote from the HOA members.
 - Holly McKinney B-12 and Greg Louden are stepping down and need replacement. Gregg Strumberger E-12 explained the responsibilities of the board members. One of the obligations is to look out for the association and the home owners. You must serve and represent all home owners. The board members must also separate themselves from their own wants and desires. There are four (quarterly) meetings and one annual meeting which are mandatory to be present with some exceptions. If a board member skips more than one meeting, that board member will be replaced. Greg mentioned also that committees will be formed as needed and can include board members.
 - Interested new board members were: Larry Cadman B-13, Nancy Stevens E-09, Milt Panas D-12, Steve Rains, and Shannon Buhler F-08.
 - A secret ballot was held, and the two new board members are Milt Panas D-12, and Shannon Buhler F-08.
 - Milt Panas D-12 has been living part time at Lake Haus for the past 10 years. He has an engineering degree. At his job he is required to solve problems, serve customers and work on multimillion dollar proposals. He is used to change and growth. He wants to be part of the board to share ideas and bring in new ones.
 - Shannon Buhler F-08 has lived full time at Lake Haus for the past 2 years. She grew up in Summit County and has family here. Shannon works for Vail Resorts as a manager in the Services Department. She is responsible for large budgets/expenses.
- ❖ Ratification of current Board Members
 - Tim Tiefenbach B-16 asked what the bylaws were for ratifying current board members. Gregg Strumberger E-12 explained that yearly, each board member

should be re-elected to remain on the board. He said that the members can choose either one board member or all board members to be removed. Larry Cadman B-13 noticed that many board members were not present today. Gregg Strumberger E-12 gave reasons why some of the board members not present. Tim Tiefenbach B-16 made a motion to ratify only those existing board members who were present at the meeting. There was no second, and the motion was dropped.

Motion to keep the current board members was made by Lisa Kidd A-01 and seconded by Nancy Stephens E-09. The motion passed.

❖ Creation of a Short Term Rental Policy for Lake Haus.

- Tim Brady D-12 said that there were numerous challenges. There are noise issues, occupancy, and increased damage in the common areas.
- Gregg Strumberger E-12 explained that the Lake Haus Managers are not responsible for short term renters. The owners are. For example, the Managers are not responsible to give out keys or service toilets. Short term renters sometimes cause problems such as parking, pets, smoking, and extra wear and tear to the common areas. New policies should be put into place, but today, renters should follow our current policies. Options are being looked at by the board.
- Nancy Stevens E-09 suggested a contract be signed by short term renters. Gregg Strumberger E-12 said the board would like to review this.
- Lynn Forsburg B-06 wanted to know what is the definition of short term? Gregg Strumberger E-12 responded that a reasonable amount of time is 90-120 days.
- Karen Olsen F-03 currently uses a management company to take care of her short term renters and suggested others do the same. She also suggested that all landlords attend a class.
- Ellen Lake E-04: How do we share input/ideas with other members? Can we share emails? Cindy Brady D-12 said that it's the law that the board can't just give out emails without the individual's permission. Gregg Strumberger E-12 said that 'Survey Monkey' is currently being used by the board to solicit input from members. They will see if they can use it to share information.
- Maxine Go E-08: Can we ban short term rentals? Gregg Strumberger E-12: perhaps but it will be controversial.

❖ Protocol for renters with service dogs or therapeutic emotional support dogs.

- Gregg Strumberger E-12 explained that the laws make it difficult to restrict service dogs. If owners of comfort or service dogs have a valid certification, we cannot reject those animals. We can however make the owners responsible. Owners should let the board know if they have a comfort or service animal so that their certifications can be validated. If there are any damages made by those animals, the owners are ultimately responsible.
- Kerry Gibson A-07 was wondering if there are different categories of service animal. Gregg Strumberger E-12 said that there are two categories. One is for

guide animals (i.e. seeing eye dogs), the other is for comfort animals. It is not restricted to dogs, it can even be a boa constrictor, etc... Gregg said that we may be able to institute reasonable limitations (such as weight). We will have to approach each issue on a case by case basis.

- ❖ Update of the Lake Haus Decs, By-Laws and Rules. Hindman/Sanchez has pulled together weak areas of our governing documents and has submitted a list.
 - Gregg Strumberger E-12 told us that the HOA by laws need to be updated. The board is currently working with a law firm. The approval of the membership is necessary to approve the changes. The goal is to make sure that we are and Lake Haus is well protected.

New Business:

- ❖ Milt Panas D-10 made a motion to amend or modify the bylaws to restrict dangerous animals (i.e. Pythons or Pit Bulls)at Lake Haus. There was discussion as to what constituted a dangerous animal. The motion was seconded by Nancy Stevens E-09. To make this amendment, 67% of the membership must vote yes. A secret ballot was held, and the result was a no vote.
- ❖ New Topic, HOA DUES:
 - Gregg Strumberger E-12 wanted a sense of how the membership felt about the HOA Dues. Are they too high? Too low? Should we increase or decrease them?
 - Greg mentioned that the reserve study is completed (it was sent out by email to all members on August 28th.) The study revealed that the reserve is underfunded. Banks like to see that we put at least 10% annually into our reserve fund.
 - There were several discussions about the uncertainty of what needs to be replaced or fixed in the future and how much the costs will be. The goal is to keep our buildings beautiful.
 - Holley Hudson G-03 would like to see our long term plan. Gregg Strumberger E-12 said that the board does not share this. He went on to explain that future expenses include roof, driveway and painting needs as these all have a life expectancy. We try to keep up with the needs.
 - Milt Panas D-10 said that 10% is not enough to cover our expenses and that every year it's drained. Gregg Strumberger E-12 said that they do plan ahead and try and juggle expenses. If there is an emergency then it could be an issue. So far we have been effectively managing the budget because the Managers are always looking out for potential issues.
 - Jody Russell A-12 said that we can borrow money if need be. Gregg Strumberger E-12 said that we can borrow against the value of unit D-12, and thus have between \$300,000 - \$400,000 at our disposal anytime.

Manager's report: (This is our 6th and last annual meeting here at Lake Haus)

2016-2017 Year in review:

- 1.) All 22 entrance canister lights have been replaced with a “screw in” LED bulb. Also, currently replacing CFL bulbs with LED bulbs throughout the complex. The Lake Haus Excel utility bill is slowly decreasing.
- 2.) All individual water shut off valves in the common hallway closets have been upgraded. Cindy Brady D-12 encouraged homeowners to turn off the water if they leave for a significant amount of time (turn the new valve, 90 degrees).
- 3.) Waste Management Dumpsters have been replaced with the dumpsters owned and serviced by Timberline. The pickup schedule remains the same. Please remember to put the bar up after using the dumpster. Thank you. Cindy Brady D-12 reminded homeowners to break up cardboard boxes prior to putting them into the dumpsters. She also mentioned that the locks were removed because they were freezing up in the winter.
- 4.) Fireplace inspections were completed Aug. 7th through the 11th by Service Monkey. Cindy Brady D-12 said that if homeowners have issues with their fireplaces, they should contact Service Monkey. The inspections will be conducted every two years.
- 5.) The siding repairs on the F and B Buildings were completed in cooperation with Turner-Morris and E & A Maintenance. Cindy Brady D-12 said as things became apparent, they were addressed and should continue to be monitored in the future.
- 6.) Repairs of more sidewalks throughout the complex (specifically, A, B, C and D buildings) were completed. Cindy Brady D-12 said that this is an ongoing issue.
- 7.) Painted the 3 “blue” buildings throughout the complex (B, D, & F). Cindy Brady D-12 said that the green buildings will be painted in 2018 and the red buildings in 2019.
- 8.) The Kayak rack has been paid for. The rental is now \$25.00 per year. The rack is 90% full. Cindy Brady D-12 said that one more rack will be rented out. Contact the new Managers if you are interested in renting.
- 9.) Lake Haus passed the 2017 Dillon Fire Department inspection for the common areas.
- 10.) The cleaning of all common area carpets was completed on August 22nd and 23rd. Cindy Brady D-12 mentioned that the carpet cleaners used were “Tropics Cleaning”.

Up and coming:

- Cintas inspection of fire extinguishers in common hallways: Sept. 29th. (Reminder: check your unit's fire extinguishers level and replace the batteries in the smoke and CO detectors within your condo.).
 - Home owners are encouraged to see if their extinguishers are current.
 - Home owners should regularly replace their fire detector and CO detector batteries as it is difficult for the Managers to do this.
- Since Turner-Morris repaired and inspected the roofing systems of Lake Haus in April...the fall inspection has been cancelled.
- Summer of 2018: Painting of the 2nd "green" buildings (A and E).
- Any assistance you can be to help out the new property managers, Dave and Katie Kuepfer (pronounced Kip-fur) would be well received.

Thank you-s to:

- *The following people for their help with the landscape and purchases of plant material:*
 - Holly McKinney, B-12 for her care of the corner B Building flower bed.
 - Kerry Gibson, A-07 for her flowers in the front of the 2nd quad of the A building.
 - Genie Boughton C-09 for her help with the flower bed behind C-11 and pruning of small Aspen trees.
 - Lisa Kidd, A-01 for agreeing to maintain the A Building flower garden.
 - Lisa and Lance Kidd, A-01 for their volunteer work to beautify the entrance to Summit Cove.
 - Tim and Susan Tiefenbach for their work and up keep of the back B Building circle flower bed.
 - Cheryl Murray and Holly Hudson, G-03 for providing plants and caring for the flower pot for the 1st quad of the G Building.
 - Shelia & Perry George (renters of D-6) for her multiple flowers pots.

- *Thank you to the following homeowners for their donation of artwork for the common area hallways:*
 - Rusty Brewer, B-09.
 - Kerry Gibson, A-07
- *Thank you to Rusty Brewer, B-09 for painting the electrical box in front of the 3rd quad of the B Building.*
- *Thank you to Kim Schiffmacher, for her dedication as a check signatory for the HOA.*
- *Thank you to Susan Tiefenbach for taking the minutes for this Annual Meeting.*

Adjournment

Gregg Strumberger adjourned the meeting at approximately 11:30 am.