

LAKE HAUS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
5:00 PM March 22, 2014 in Unit D-12

CALL TO ORDER: Tom Griesser, President

In Attendance: Tom Griesser, Gregg Strumberger, Nicole Guidi, Dave Lasaitis, Scott McDill, Jody Russell. Jack Zeller was unable to attend but participated in a teleconference for the Treasurer's report. Tom introduced JoAnn Leone, the homeowner of unit F-05.

ACCEPTANCE OF LAST MEETING'S MINUTES: Dave made a motion to accept the meeting minutes. Tom seconded the motion. It passed unanimously.

TREASURER'S REPORT: Jack Zeller, Treasurer.

- ❖ See attached budget report.
- ❖ A discussion followed about the difference between Special and General Maintenance.
- ❖ \$2,000.00 was moved into the Landscape/irrigation account.

MANAGER'S REPORT: See attached report

OLD BUSINESS:

1. On-going Unit discussion. Bathroom, lab test, and fire safety update
 - Wieronski Plumbing is planning on working on the bathroom in 2 months.
 - As per the CO Environmental Report the existing mold was sprayed with a bleach solution on 3/20/14 with a follow up on 3/23.2014. So far, the results on exterior surfaces are very good.
 - The unit still needs work in the area between the sliding glass door and the kitchen and the kitchen itself. The rest of the unit has been cleared and sorted. The risk of fire danger has been reduced significantly.
2. Reserve Study: Where are we with this study? Board decided to not pursue a Reserve Fund Study at this time.
3. New entrance signs: Spring/Summer Project with better lighting. The new signs will have reflective paint and new solar lighting fixtures.
4. Storage in hall closets and By-laws summary update.
 - 11 quads have cleaned out their closets completely...thank you!
 - 6 quads still have items stored but access to the water shut offs is possible.
 - 5 quads still need homeowners/renters to remove items so that access is possible. They are: the second and fourth quads in the A Building; the fourth quad in the B Building; first quad in the D Building; the first quad of the G Building.

NEW BUSINESS:

1. State Farm Insurance:

- D-12 insurance policy: with State Farm, Jan 1, 2014 until Jan 1, 2015. Total was \$197.00 per year with a \$1000.00 deductible.
- Lake Haus Complex Insurance:
- The yearly rate increased from \$31,963.00 to \$34,768.00. An increase of \$2,805.00.
- The Property Blanket Building limits increased from \$14,367,100.00 to \$14,482,200.00. An increase of \$115,100.00.
- The Business Personal Property increased from \$24,500.00 to \$24,700.00. An increase of \$200.00.
- The Inflation Coverage Index was reduced from 197.1 to 173.2.
- The cost of the Commercial Umbrella policy remained the same at \$554.00.
- The first payment was due March 11th for the amount of \$9,210.20.

2. By Laws inclusion of insurance statement, etc. Copies of H/S letter available: The Hindman/Sanchez letter was discussed by the Board. This item was tabled and will be discussed at a later date.

ADDITIONS TO THE AGENDA:

Questions from Homeowners:

F-02: my question for the board is with the stoppage of the recycling program. I understand there has been a change in the way the county administers the program. Could we find a way to implement the new system? Recycling is so important to the owners. Thanks, Dot

This topic was covered in the Mangers' Report. As of the typing of this report, an email has been sent to all homeowners with flyers on items to be recycled and the locations of the recycling drop-off centers.

SET DATE AND TIME OF NEXT MEETING: A Doodle Calendar has been created with numerous dates and times to determine the next Board Meeting.

ADJOURNMENT: