

LAKE HAUS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
4:00 PM May 24, 2014 in Unit D-12

CALL TO ORDER: Tom Griesser, President

Board Members Present: Tom Griesser, Jack Zeller, Jody Russell, Greg Strumberger, Nicole Guidi

ACCEPTANCE OF LAST MEETING'S MINUTES: Tom made a motion to accept the minutes; Gregg seconded; it passed unanimously.

TREASURER'S REPORT: Jack Zeller, Treasurer.

- ❖ See attached budget report.
- ❖ *The electrical deposits has increased the money on hand. However, this will even out as soon as the project is completed. Discussed the items over or under budget: Over budget: General Maintenance and Snow removal. Under budget: Cable vision and Waste Management.*
- ❖ *Tom motioned to accept the treasurer's report; Jody seconded; it was passed unanimously.*

LANDSCAPE COMMITTEE REPORT: Provided by Dave, presented by Cindy. (The Board thanked Dave for the report.) Focus this year: The A Building flower bed, E Building berm improvements, release of the C Building berm from the County; maintenance of trees and shrubs.

MANAGER'S REPORT: See attached report

OLD BUSINESS:

1. On-going Unit discussion:
 - Wieronski Plumbing is planning on working on the bathroom; he is coming out to take measurements next week. (As of the typing of these minutes, they have taken the measurements and are arranging the project.)
 - The electrical work for this unit has been completed.
 - The unit is looking much better. Photos available.
2. New entrance signs: Spring/Summer Project with better lighting. Still pending.

NEW BUSINESS:

1. Bids for Flat roofs (F & G):
 - Contacted several roofing companies, these are the two that responded:
B & M Roofing: After sending this company the "scope of work" they replied in an email: "We cannot compete against the Duro-Last guys they are normally always cheaper than us."

CO Moisture Control Roofing Company has put us off numerous times; they also do not work with Duro-Last products. They did contact us by email on the 20th: "We still need to get on these units to survey. Once surveyed, it shouldn't take me but a day to work you up a quote. However, I noticed that you are specifying Durolast. We do not and will not install the Durolast product under any circumstances. If you would still like us to

provide a quotation, please let me know and I will send my personnel back up at the latter part of this week. If you are looking for a single ply membrane, we will install Carlisle, Versico, Manville, Sarnafil, Fibertite, GAF, Garland, Tremco, etc., but again, no Durolast. Please advise, thanks.” We replied that same day, but no response and no personnel back-up.

- If we want Turner-Morris to do the work this year; we need to schedule ASAP. (Copies of proposal provided.)
 - Greg made a motion to complete both roofs (include the 20 year warranties) this summer; Tom seconded; the motion passed unanimously.
2. Creative financing: This idea was presented by a lawyer from Hindman/Sanchez at the 2014 Legislative Session & Creative Financing class held in Breckenridge. The purpose is for the HOA to create more money while not raising the monthly dues. Possible money making ideas:
- Monthly charge for all homeowners/renters that have 3 or more vehicles parked at Lake Haus (violation of the Bylaws). Suggestion: \$30.00 a month for each vehicle (over 2) for homeowners; \$60.00 a month for each vehicle (over 2) for homeowners with renters. At this time, it would mean an extra \$270.00 each month or a total of \$3,240 per year.
 - Daily/monthly charge for all trailers that are parked in the gravel lot or in overflow parking spots after the 72 hour grace period mentioned in the Bylaws. Suggest the same amount as parking.
 - RV overnight charges: The only place that stores RV’s, that we were able to find, was in Kremmling; they charge \$5.00 per day or a monthly charge based on the length of the RV.
 - *The Board suggested that this issue be a topic for the Annual Meeting.*
3. Smoking of Marijuana: We need to discuss the current MJ issues and problems. I'm thinking we then need to compose a letter to all owners and landlords about what and what not you as the LHCA on-site managers and we, the LHCA, can and will do when we have future complaints about MJ smoke and stench. (Email from Tom Griesser)
- *As per the Bylaws, Lake Haus is a “Smoking Prohibition” complex. If residents or homeowners have a medical marijuana license, they should use marijuana in another form: vaporizer, edibles, etc.*
 - *The first incident will be handled by the property managers.*
 - *The second incident will be addressed with a letter sent to the violating party. In case of renters, the letter will be sent to the homeowner;*
 - *If it continues, a Board Member will be involved and a fine will be levied for every incident afterwards. (Fines start at \$50.00.)*

ADDITIONS TO THE AGENDA FROM HOMEOWNERS:

1. "Also, I would like to ask what is happening with the black truck in front of our building and the camper in the lot. The camper sat there all last summer and the truck was there the entire winter. I understand that people have 3 cars, but they are supposed to move them around. This truck being left there continuously is unacceptable to me and the camper the same. Friends and visitors to those of us whom the lot belongs to are restricted because of these types of things and I would like to know the plan to put an end to it." D-04 *This item has been addressed and will be one of the topics for the annual meetings.*
2. B-14 homeowner's request for a new parking lot behind the B Building and possible garages in the existing B Parking lot. *Have homeowner draw up the plans. Then have them produce the County plans. Have them work this into the Lake Haus Budget.*
3. Living Room Ceiling in Unit C-02: Replaced after the fire of 2002 but one taped seam of the drywall is now failing. *Since this work was done in 2002, the Board feels that the homeowner is responsible.*
4. During the recent exterior remodeling, MANDATED by the board, the TV cable which WE had installed by Comcast was damaged. We want the Board to have this cable repaired/replaced. Thanks. The folks in F12 Mark Modine, Donna LaFrenier, Judy Williams. *The homeowners of this unit need to come to the Board Meeting and provide more information about this issue.*

SET DATE AND TIME OF NEXT MEETING: August 1st at 5:00 pm at unit D-12.

SET DATE AND TIME OF ANNUAL MEETING: August 2nd at 8:30 am at the Silverthorne Pavilion. After this meeting, the Summit Cove Recreation Associate Annual Meeting will follow.

ADJOURNMENT: