

HOMEOWNERS ANNUAL MEETING MINUTES

August 2, 2014 8:30am

Lake Haus Condominium Association
The Silverthorne Pavilion, Silverthorne Colorado

Meeting called to Order:

President Tom Griesser called the Lake Haus Condo Association meeting to order at 8:35 am August 2, 2014. Tom introduced the Board members: Tom Griesser- President-G8, Jack Zeller- Treasurer –E5, Jody Russell- A12, Nicole Guidi-F10, Greg Strumberger-E12, Scott McDill-E10, Dave Lasaitis-E2 and Property managers Tim and Cindy Brady.

Proof of Notice:

Cindy Brady reported she had 37 proxies and 29 owners present. A quorum has been established.

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 Betty Holland-A13 and seconded by Jody Russell-A12. The motion passed, minutes accepted.

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

Balance Sheet: Status of accounts as of July 31, 2014.

- Total Assets: \$216,552 (Checking = 47,633 , Loans receivables= \$28,000, long term assets receivable= \$140,919)
- Total Liabilities \$193,898
- Total Reserves \$22,654
- Net Income \$5,115
- Net over budget - \$4,275 (budgeted amount \$9390)
- The HOA borrowed monies to finance the residing project \$179,000 and paid \$30,000 on loan with a balance of \$149000 over the next 7 years.
- Deposits for the electrical were \$400 per unit
- Interest income was not reached due to early pay offs of loans.
- Special Maintenance line items included: buildings F/G reroofing and common electrical panels replacements.

No questions on the report.

Landscape report: Scott McDill

Scott McDill gave a brief update on landscaping activity. Special thanks was given to Becky McDill, Genie and Gus Boughton, Tim and Cindy Brady for all their work efforts on maintenance up keep. Scott encourage residents to send their suggestions and request to Tim and Cindy for review and consideration.

Old/Current Business:

Electrical project: Report provided by Tom Griesser and Cindy Brady with a handout provided at this meeting tracking all activity. Tom indicated how this project was critical in putting the HOA in a better position to negotiate a better insurance rate for the complex. The participation and support of the owners is greatly appreciated and needed. He also reminded the owners of the dead line for the entire project and utilization of the contractor for this project. **NOTE: If any owner doesn't comply by March 1, 2015, the HOA will have the necessary work done and implement a Mechanic's Lien on the unit.** The HOA will proceed with insurance comparison bids.

Cindy Brady reported on the electrical project activity reflected in the handout. This project identified numerous burnt out wires, damaged panels and lots of evidence of potential electrical fires. Some of the things done in the original wiring was just unbelievable and definitely would not pass inspection in today's codes. This was a timely and critical project. We have been extremely fortunate that major electrical events haven't occurred.

- 72 units are completed
- March 1 2015 is the deadline for all work to be completed
- 7 units are currently on schedule to be completed
- There are a total of 88 units
- D2 and E6 will be pig tailed and certified by an outside Electrician with warranties.
- Jon Winston will discontinue any discounts after September 15, 2014.
- Please check your HO6 status with your insurance agent and notify them of the upgrade that is being done.
- Tom extended a special Thanks to Tim and Cindy for managing this project and noted that electrical warranties were on the table for those who are present, otherwise they will be mailed to owners.

Manager's Report:

Tim summarized some of the current activity and maintenance issue:

- 1) Parking lot striping of D, E, F, and G. Parking lot C will also be striped this season.
 - 2) Service Monkey Dryer Vent Inspection and Cleaning.
 - 3) Four units flooded this year; caused by old wash machine hoses/connectors and because the homeowners did not turn off their water supply to the unit when they were absent.
 - 4) The Xcel tower pier in the A Building parking lot has been repaired.
 - 5) When emails are sent, specifically by a phone, we are unable to identify the origin of the email. Always put your name and condo number in the email. Thank You.
- Tim is working with Phil Travis to reattach some the siding and caulking issues. Travis trim repair consisted of a crew brought in to reattach and caulk the trim throughout the complex. They have promised to come back and paint the siding to cover the caulking repairs.
 - No parking lot updates
 - The striping was a manual process; a machine was rented to address the issue.

- The Dryer vent cleaning project is ongoing. This activity is averting a real disaster and uncovering some siding issues as well.
- He wanted to let everyone know that lint is a great fire starter. The vents probably haven't been cleaned since the complex was built so quite a bit of lint has been removed.
- There are discoveries of other issues arising out of this project.
- Tim recommended purchasing a battery operated water alarm and place by hot water heater and washer-dryer unit to alert of a water leak.
- Tim and Cindy will send out an email for recommendations of units based on his research.
- Please include your name and unit number on emails so they will know who to respond to.
- Building F /G will need the flat roof replaced.
- Fire extinguisher inspection is scheduled to be done.

Up and Coming:

- Replacement of the flat roofs by Turner-Morris for F & G Buildings: start date Sept. 10th.
- Cintas inspection of fire extinguishers in common hallways: sometime at the end of Sept.
- Homeowners check your fire extinguishers and batteries in the smoke and CO detectors.

COMMENTS:

- Phil Macey – G1 wanted to alert everyone that inbound vents are just as important to check, clean and protect with some type of cap.
- There are some concerns as to the cost of capping all vents
- Larry Wegrzyn made a suggestion regarding valve replacement on water controls and connections.
- Andrew Racuch D9 suggested installation of a Kayak rack perhaps could fall into a pay for use item.
- Nichole Guidi F10 addressed a signage issue and stated a reflective paint and lighting is being considered.
- Tom Griesser G8 commented on F/ G building needing roof work. These are the oldest roofs in the complex that need restoration. He also commented on the workshop with Hyman/ Sanchez that addressed the 3 P's (Parking, Pets, Pool) that most associations face. Now the 3 P's for Lake Haus are Parking, Pets and Pot. There is a NO SMOKING rule in place in the Bylaws and Covenant.
- **The No Smoking** rule will be enforced, the issue with Pot being legal falls into the same category of smoking. Long term and short term renters need to be informed by landlords and upon the first complaint about a unit the owner will be notified of the Bylaw violation.
- Debra Fiala G6 asked if there were No Smoking signs in the common areas. She also suggested that this information should be include in long and short term lease agreements.
- To be legal Pot consumption must be in a closed off unit. There is no way to close off these units. Other smoking rules indicate specific footage away from doors, balconies and other entrances.
- Andrea and Neil Brown D-04 filed a complaint dealing with a neighbor using Pot, driving their drug detection dog crazy. This neighbor has been contacted several times.
- Two other residents filed a complaint as well.

- Phil Macey G1 talked about drainage of water to the sidewalk and roof areas. This is being addressed
- A discussion about a Directory was commented on and various options explained. The net result of the discussion was:
 - Most folks didn't want a public directory posted or printed
 - Having contact information available was wanted, through the property manager.
 - Alternative access methods include using Summit Assessor website as well as contacting the property manager.

Board of Director's Election:

All the members of the current board have elected to stay on for another year. Larry Wegrzyn has offered to serve on the board. Sumio Go -E8 made a motion to retain the current board of directors for another year. Betty Holland A13 made a Second to the motion. A vote was taken and the motion passed. The current Board of Directors will be retained.

Additions to Agenda:

- **Recycling options for Lake Haus Residents:** Nichole Guidi suggested blue bins could be used and stored in hall way closets to collect recyclables and disposed of by volunteers in the buildings.
- Tim Brady gave a background on the recycling issue and indicated that perhaps in the future we will be able to recycle again once the issues are worked out.
- **Creative Financing:**
 - This idea was presented by a lawyer from Hindman/Sanchez at the 2014 Legislative Session and 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). A suggestion: \$1 per day or \$30.00 a month for each vehicle (over 2) for homeowners; \$2 per day or \$60.00 a month for each vehicle (over 2) for homeowners with renters.
 - 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:
 - Other ideas?
 - Phil Macey offered a positive spin on this idea. Instead of punishing folks with extra vehicles offer parking permits using the above model. The issue becomes enforcing either method.
 - Jack Zeller-C5 made a motion that the board investigate the parking issue and determine a process that might work. Larry Wegrzyn E6 seconded the motion. A vote was taken and the motion passed.

Thank You-s to:

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

- Becky McDill (E-10): for the beautiful flowers, the outstanding work and her time.
- Sue and Tim Tiefenbach (B-16): for their continued beautification of the B Building flowerbed.
- Genie Boughton (C-09): for her care and watering of the C Berm and her purchases of flowers for that area.
- Jesselyn and Cody Brown (D-04) and Abraham and Jesus Hernandez (D-08) for their continued help with planting flowers, landscape maintenance and invasive species eradication.
- Andrea and Neil Brown (D-04) for their donation of framed art work for the D Building quads.
- Sharon Panas (D-10) for her assistance in the repairs to the Xcel tower pier.
- Mack Holland (A-13): for taking the minutes of this meeting.

Adjournment:

President Tom Griesser adjourned the meeting at 10:26 a.m.

2014 Attendees List

Jack Zeller	C5
Scott Deaner	D8
Kim Schiffmacher	A5
Andrew Racuch	D9
Mallary - John Murtha	B1
Lee Johnson	A10
Sumio Go	E8
Andrew Greene	C12
Jen Abramson	A15
Andrea - Neil Brown	D4
Phil Macey	G1
Peggy Quines	G1
Mack- Betty Holland	A13
Jody Russell	A12
Dave Lasaitis	E2
Lynn Forsberg	B6
Stefan Fiala	G6
Larry Wegrzyn	E6
Eileen Wegrzyn	D2
Mike-Carolyn Bonavida	F2
Bill Grow	B13
Nicole Guidi	F10
Nancy Stevens	E9
John Perry	E5
Carolee Gusick	B15
Greg Strumberger	E-12
Tom Griesser	G-08
Scott McDill	E-10