

Lake Haus Condominium Association No.1

Quarterly Board of Directors Meeting Minutes

February 4, 2021

Call to Order:

Meeting called to order by Gregg Strumberger, Board President, at 4:04 p.m.

Board of Director members in attendance: Gregg Strumberger, Milt Panas, Scott McDill, Jody Russell, Doris Rigoni, Phil Macey, and Managers, Garrett and Blythe Syfan, all via teleconference.

Meeting Minutes:

A motion was made by Doris to approve the meeting minutes from the October 25, 2020 BOD meeting. Scott seconded the motion. With no opposition, the motion passed and the minutes were approved.

Interior Design Overview: Hilary Perera, Bohill Studio, joined the meeting. The Board had previously approved engaging Hilary with the purpose of creating interior corridor design concepts for the common area spaces. Hilary presented three design approaches with varying levels of scope. Hilary suggested that the corridor concept design package that was presented should have enough information for the Board to engage a general or individual contractor for more detailed cost estimates.

Gregg requested that the Managers work to dial in estimates and break down various costs, including replacement of baseboard heaters. The Board will plan to have an in-depth discussion at the next quarterly BOD meeting on whether to move forward with the project. Phil suggested there are few life-safety issues to consider: hand rails and fire extinguisher boxes. He also suggested considering replacement of the carpet trim up the side of the stairs with something more durable.

Financial Review: Milt presented the Statement of Financial Condition, including an overview of the checking and money market accounts. Currently, the Association has \$617,000 in total assets, with low liabilities. The Association currently has \$114,000 in operating reserves. Milt then presented the Changes in Reserves document showing where the Association's finances stand currently as compared to the budget. The Association is under budget in almost every category, with the most notable being inspections (\$2,600) and snow removal (\$3,640). Monthly, 10% of the updated dues amount of \$285, plus \$15.00 additional per unit, is being contributed to the maintenance reserves. Reserves are projected to be \$79,881 on May 31, 2021, and operating reserves at \$110,000. Gregg noted that based on these numbers, we could potentially spend \$80,000 - \$120,000 by pulling some money from operating reserves, if needed, to fund summer maintenance projects. The Managers noted that we should see a \$4,000 savings in the budgeted Insurance line item for the year due to being further away from the claim in the C-building from the previous year.

Carol Wonsavage, owner in unit B-2, asked what the average monthly expenses and average monthly revenues are. The dues generate \$24,795 monthly. There are fixed costs monthly, but some expenses will vary by month. Total expense for the year is \$267,674, or approximately \$20,000 monthly.

Manager's Report: All action items from the previous meeting were addressed.

Garrett presented a high-level overview of summer maintenance projects, including a spreadsheet of project proposals, bids and estimates. These included interior painting, carpet, lighting, railing, door

numbers and driveway entry signs for the potential interior design project. Sewer repair was discussed. The Managers received two additional opinions that a repair to the A-building sewer offset was not needed at this point in time. Milt and Gregg both thought having the sewers scoped and jetted every 5 years would be appropriate, but asked the Managers to reach out to several companies for a recommendation. PRV replacements were discussed, and the managers presented bids. There are 12 that are non-functioning at this time. Roofs were also discussed. Managers presented a bid from Turner Morris for an inspection that was \$3,000.

Gregg made motion to approve \$3,000 for roof inspections. Phil seconded the motion. With no opposition, the motion passed.

New Business:

New business item #1: The Managers received a request from Bob DiAntonio, owner of C-7, to install an outdoor gas fireplace, roll-up/down flaps to enclose back patio area, and installation of 110-volt hot tub.

Gregg noted that owners have asked in the past, and the Board has denied requests for the installation of a hot tub. Gregg noted that that the roll up shades violate the existing rule about hanging items from the railings and patios.

Doris noted her support for outdoor fire pits, stating she doesn't think it would be any different from gas grills being allowed on decks.

Milt noted concern regarding the aesthetic of the flaps. He also voiced concern regarding the fire pit and hot tub having impacts on upper level units.

Scott agrees that flaps would hurt aesthetic value of property, and that the hot tub should not be considered because 2nd story units are not able to install because the decks are not reinforced.

Jody agreed that the hot tubs should not be considered because of the lack of fairness for 2nd story owners.

Regarding the fireplace, Gregg suggested that the Managers find out what the county code is on outdoor fire pits. Gregg noted that he would like to ensure the Association is abiding by the rules and doing so in a manner that's safe. Managers will send out updated information to the Board for further consideration of the fire pit.

New Business item #2: Kerry Gibson, owner of B-15, requested to be allowed to park her RV in the gravel storage lot for no more than 30 days while she provisions it. The maximum size would be a 28-foot class C RV. Managers noted that HOA docs currently allow parking of RVs for 72 hours, with the potential for an extension of a few additional days to 1 week max. Kerry suggested allowing extensions, but limiting the size of RVs for owners.

Carol Wonsavage, B-2 owner, noted that more people are purchasing RV's and suggested loosening restrictions because the time limitation isn't realistic.

Managers noted that snow removal could be an issue

Gregg stated he was comfortable with a one-time, 30-day exemption for parking on the RV lot, and Phil was in agreement.

Milt wanted to ensure this request isn't made annually, and that this is truly a one-time exemption.

Scott verbalized concerns about how to fairly and equitably handle and regulate the number of requests the Association may receive.

Gregg suggested allowing a one-time exemption and see how it goes.

Open Discussion:

Item #1: Rick Healy, D-2, asked if we want to invest in electric charging stations as an HOA, or if individual unit owners can do so.

Managers will look into this further to see if there companies who will install a pay station without cost to the Association.

Item #2: Phil suggested next time we seal coat or re-pave, that access walkways line up with the sidewalks. Right now, the striping doesn't match in the G building the way it does in the other lots.

Schedule Next Meeting Date:

Managers will send out a Doodle meeting request for the next quarterly BOD meeting for the month of May. They will also send a poll to the BOD to determine dates for the annual meeting in Q3.

Adjournment: Gregg adjourned the meeting at 5:20 p.m.