

# Lake Haus Condominium Association No.1

## Quarterly Board of Directors Meeting Minutes

### July 7, 2021

#### **Call to Order:**

Meeting was called to order at 4:03 p.m. by Gregg Strumberger.

#### **Prior Meeting's Minutes:**

Gregg made a motion to approve the prior meeting minutes from the May 6, 2021 BOD Meeting. A motion was made by Doris Rigoni to approve, and was seconded by Jody Russell.

#### **Financial Review:** A review of the Association's finances was presented by Milt Panas.

The "Changes in Reserves for Fiscal Year October 1, 2020 – June 30, 2021" document showed the over/under for actual numbers as compared to budget. The majority of line items came in under budget, most notably with a \$12,866 savings in snow removal, due to the managers performing all snow removal themselves, and not contracting any outside services. There was a \$47,000 increase in operating reserves from the beginning of the fiscal year through June of 2021, which brings the total operating reserves to \$143,500 as of June 30, 2021. The maintenance reserves balance at the end of June 2021 is \$84,500.

Statement of Financial Condition as of June 30, 2021: Equity for unit D-12 was increased to \$550,000, based on recent unit sales. This brings total assets of the HOA to \$793,913. The current total operating reserves, minus liabilities, are at \$143,520. A document labeled, "Projected Statement of Financial Condition," shows where we anticipate being at the end of the fiscal year (September 30, 2021).

Checking is at \$170,500, maintenance reserves at \$95,900, with total operating reserves at \$156,300 once liabilities are deducted. We should begin the next fiscal year with approximately \$250,000 in liquid assets.

A Profit and Loss overview for July – September 2021 was presented. It provides much of the same information.

Milt presented a reserve study spreadsheet. This contained updates to anticipated planned expenses, costs, and dates for work to be completed, based on latest information from contractors. Milt explained where shortfalls were currently anticipated in future years, and financial options were presented that would allow funding of anticipated projects thorough 2029-2030.

Doris brought up the annual Comcast / Xfinity expense to the HOA, and noted that many owners don't utilize the service, or utilize their own streaming and tv viewing services. She asked if that expense was something that could be used toward planned expenses, or placed in operating reserves annually. Gregg noted the Comcast contract includes internet service.

Gregg also noted that, while the HOA has been building expenses over the past several years, roofs parking lots, exterior paint will be coming up soon. If the HOA continues with status quo maintenance expenditures and without improvements, we have sufficient funds through the end of the decade, which does not account for unanticipated expenses or unusual amounts of inflation, etc. Gregg suggested 'straw polling' the membership at the Annual Meeting to gain a better understanding of where owners would like to see monies spent, and on what types of projects, at Lake Haus.

Gregg opened the floor for discussion with the Board. Doris offered that she would prefer to keep dues low, as she feels that is one of the draws of Lake Haus. We don't have the common area expenses of other complexes that drive dues higher. Doris would prefer a smaller special assessment to fund projects, and keep dues low.

Phil noted that he likes the benefit of internet service being provided. We're in a fall-behind position, and should be proactive in our approach to repairs and maintenance for projects such as sewer and parking lot re-grading.

Milt provided an overview of the proposed 2021/2022 annual budget, noting cablevision went up 3%, legal and professional was increased slightly for anticipated consultations with our legal counsel, trash service was increased slightly for cost-of-living increase from waste removal company, and the meeting line item increased slightly in anticipation of an in-person annual meeting next year.

Gregg requested that managers leave the meeting for a moment. Gregg discussed the manager salary, and asked the Board for feedback. Doris and Phil expressed that they were in agreement. Gregg proposed a \$3,000 increase in pay annually. Gregg made a motion, Phil seconded, with no opposition, the motion passed. Milt was asked to amend the budget to reflect the increase. Milt made a motion to adopt the budget as presented, after the \$3,000 increase in pay for the managers has been added. Doris seconded the motion. With no opposition, the proposed budget was approved.

**Manager Report:** A review of action items from the previous meeting was discussed. This included the following: increased valuation of managers unit to \$550,000, created a plan for rotation of cleaning/jetting / inspecting of sewers, worked to create a plan based on reserve study for prioritization of projects, landscaping plan created for adding trees and plants this fall, entry sign painting project, interior design, legal consulted regarding concrete pads and it was confirmed that it's an HOA responsibility to pay for / replace those that has been built into budget in the future, reasonable accommodation policy was created and draft circulated, research on EV charging stations and cost, list of exceptions that have been granted throughout the property, fire pits – insurance said that if it's allowed in bylaws, it should not impact coverage, PRV's: work was approved by Board, but prices increased by 2-3,000 because of supply chain issues and labor increases, so the Board decided to hold off on continuing until prices come down.

Garrett reported on the following:

Roof Inspections: Were completed at the end of April by Turner Morris. Flat roofs were in great shape. Shingled roof replacements are coming due for A, B and C buildings. We are budgeting and planning accordingly.

Landscaping: Rainfall has helped tremendously this summer – E, F, G, B and Side of D building deep root feeding was completed for Aspens. We continue to keep an eye on aphids and spider mites throughout the complex.

Interior Design: Interior design concepts were discussed for the interior corridors. Garrett asked if a presentation of the concepts was expected at the Annual Meeting, but it was decided to keep the discussion high-level.

Unit Sales: Pending sales - 1 bedroom for \$430K, and a 2 bedroom for \$710K.

Quarterly owner communications: Will continue as scheduled throughout the year.

**New Business:** Blythe covered the new business. The owner of C-8 proposed the idea of a community forum. The idea was borne out of an HOA in Florida that holds a Facebook page. The owner of E-4 wanted to gauge interest and discuss the possibility of creating an owner contact sheet whereby owners could voluntarily provide their contact information for other owners to view through a password protected forum. Managers noted that the current HOA website doesn't have the functionality to support that, and it would require purchasing a plug-in, and reconfiguring the website in order to have that functionality. In response to a question from Carol Wonsavage, Managers noted that CCIOA does not allow the sharing of personal and confidential information for other owners, but if owners provide permission for the information to be shared, it can.

Gregg noted that we have asked several times with our legal team, and they have suggested liability on the HOA's part, should the information not be password protected. Gregg asked that the Managers get a sense of the cost of the plug in.

The Board wants to get a sense in the annual meeting of how the members would like the Board to spend money. If there is interest in these types of projects, the Board can further look into it. Managers asked if the two owners currently under contract and scheduled to close on dates after the annual meeting could attend. With no opposition, the Board decided to allow their attendance as observers only.

**Annual meeting discussion:** Gregg noted that Managers should have polls prepared to launch during the Annual Meeting for voting purposes.

**Open discussion:** Larry Klimczyk (B-11) asked about RV parking and whether the Board had come to an agreement on parking of RV's. Larry noted that the current policy is 72-hours, and some exceptions had been granted. Gregg noted that there is a proposed revision of the policy that is currently being circulated with the Board. Gregg noted the increase in interest, and the Board is looking to meet needs of the owners, while balancing the limited space available for parking. He noted that he does not anticipate anything being done this season. No resolution yet, but it's being worked on. Larry would like to see it added to the agenda as being worked on.

**Schedule Next Meeting:** Managers will send a Doodle poll to the Board to determine a date in Q4 that will be best to hold the next meeting of the Board of Directors.

**Adjournment:**

Gregg called meeting to close at 5:20 p.m.