

Lake Haus Condominium Association No.1

Quarterly Board of Directors Meeting Minutes

November 4, 2021

Call to Order: Meeting called to order at 8:05 p.m. by Blythe and Garrett Syfan. In attendance from the Lake Haus Board were Doris Rigoni, Jody Russell, Alex Hock, Scott McDill and Milt Panas. Phil Macey joined at 8:29 p.m.

Owners in attendance were Katie Davis (A-6), Todd Bono (A-9), Kerry Gibson (B-15), Tom Greiser (G-8) and Ellen Lake (E-4).

Prior Meeting's Minutes: A review of the meeting minutes from the July 7th BOD meeting took place. Jody made a motion to approve the BOD meeting minutes. Doris seconded the motion and with no opposition, the BOD minutes were approved. A review of draft minutes from Annual Meeting took place. Scott made a motion to approve posting the minutes to the website in draft form. Doris seconded the motion and with no opposition, the motion to post the 2021 meeting minutes to the website in draft form passed. Annual Meeting minutes will be presented for review and approval at the 2022 Annual Meeting.

Financial Review: Milt provided an overview of the changes in reserves from October 1, 2020 – September 20, 2021 (fiscal year). We saved money across the board, for a total savings of \$33,445 (actual as compared to budget). Milt provided a review of Statement of Financial Condition and review of the accounts. We have total assets of \$822,421. Changes in Reserves V. Actual from 10.1.21 – 10.31.21 was presented. There was a 1,013 overage in general maintenance, which was attributed to timing of a carpet clean check that was cashed late, and maintenance plumbing repair to G-1's pipe. The Statement of Financial condition for October 2021 was very similar to SOFC overview. A review of the 2021-2022 Fiscal Year Budget took place as well.

Manager Report: Xfinity 10-year contract renewal is June 16th 2023. Negotiations can begin this summer. PRV's were approved by Board. Pricing has continued to increase, and problems persist with supply. Last week, they were scheduled to be replaced. The contractor ordered the wrong size. Rather than trying to cut and retrofit the new PRV's, the contractor ordered older style PRV's, and we will re-schedule the day for installation.

Mailboxes: We are on the delivery route, however, the Postal Service doesn't have the capacity to add 88 units to the route at this time. There is currently no postmaster at either Dillon or Silverthorne. Their advice was to continue to check back with them regarding availability to add us to the service. The total cost to add boxes was just under \$20,000, which includes the concrete pad, etc. Paying for a mailbox annually is \$160. They would require installing all 88 boxes at once (rather than a limited amount) and would dictate where the boxes would reside on the property. Jody asked if we could install a fewer amount than 88, but the post office said we had to do all at once. Cluster boxes come in groupings of 16.

Landscaping: Spoke with Neils Lunceford who suggested a few types of shrubs to plant behind the B, C, D, E buildings, and along side of the A building. Suggestion was to complete in the spring to bring life to the property without impacting views.

General Maintenance: painted and re-caulked approximately 18 window sills, working on touching up door jambs, fall fertilizer, painted entry signs and railing on E building. Service monkey performed fireplace inspections this year. Fire extinguishers were inspected as well.

Quarterly communications continue to be scheduled and sent.

New Business:

Reasonable Accommodation Policy drafted by legal counsel presented and briefly discuss. Doris motion to adopt policy in current form. Jody seconded – no opposition – Adopted the “Lake Haus Condominium Association No.1 Policy and Procedure for Reasonable Accommodation and Modification Requests.”

Recycling: Timberline can provide a 2yd dumpster for recycling specifically for once weekly pickup would be \$90 / month, plus a \$100 one-time fee, which would increase our monthly trash bill to \$615 / month. It would be mixed use. Milt asked if there would be fines assessed for materials that they don't take such as glass. Jody asked about people putting bagged recycling into the dumpster. Discussion also took place on the current dumpster at the A-building. Jody provided feedback that she couldn't access that dumpster. Managers will reach out to Timberline to see about having lids replaced.

Kerry Gibson (B-15) asked for clarification on the current dumpster at the A-building. It has the wrong stickers, which managers have already notified Timberline, and they are going to replace the stickers. Discussion took place about concerns over guests not following the rules for recycling and the HOA being responsible for payment of any fines. The Association would be responsible, unless a resident or guest is “caught” in the act. Alex Hock suggested having more than one 2-yard dumpster for recycling. Managers reviewed that furniture, mattresses, construction materials, appliances, etc. are NOT allowed to be dumped in the dumpster.

Fire Pits: overview of previous discussion took place. Doris noted it was difficult to make a differentiation between propane fire pits and gas grills, as they are so similar. Milt noted the flame for a gas grill is more buried than the open flame of a fire pit. Jody noted the 2 bedrooms would have to be excluded. Milt noted that you can't get 5-feet away from the railing on either the top or bottom decks. Phil noted that you can purchase an alcohol flame enclosed fire pit, which makes it similar to the gas grill. Summit Fire and EMS let us know that code requires the flame to be 5 feet away from the railing and building. Managers to follow up on whether an enclosed flame is subject to the same regulations. Phil and Milt suggested getting the email chain going again with a recap of where the discussion left off to move the conversation forward toward a decision.

RV's: Review – a one-time exemption had been granted to B-15 for a two-week parking, with two-week extension for this past summer. Jody noted that complaints had been received, and managers noted the majority of complains came from F and G buildings. Doris noted that she does not support parking more than 72-hours, that there are complaints, and this will continue to be an ongoing issue as time goes on. Jody agreed. Kerry Gibson (B-15 and owner who was granted exemption) asked how many complaints of record there were, and where the complaints came from. She asked how we can accommodate the complaints alongside with owners who would like to park RV's, as well as how many owners requested to park trailers/boats/RV's throughout the summer. She also wanted to know how many owners have RV's who would be interested in parking.

Scott McDill asked Kerry how long it takes to provision an RV to get ready for a trip? Kerry acknowledged that she went over the 30 days total allocated for the summer. Managers noted that the RV was parked for several weeks at a time over the summer without moving. Scott noted that it didn't work well as a test this summer, so he's aligned with Doris and Jody in their thinking.

Phil asked about the location of the gravel lot for parking and whether that was an issue. Discussion took place about parking locations and snow storage removal location options.

The conversation from that portion of the meeting talked about setting appropriate boundaries. You had asked to be included in the conversation, and Phil said he would get an email circle together. Milt

then noted the conversation should be had at the Board level first. That part of the conversation concluded with the Board agreeing that an email should be circulated among the Board members to discuss Phil's rendering of potential areas for alternate snow storage and parking. The Board can then use that as a jumping off point for further discussion on how to proceed with the RV/Trailer/Boat storage policy.

Community forum: Managers looked into adding a plug in to the existing Lake Haus website. We would have to update the entire site, and the cost would be approximately \$1,200 to update and add the plug in. A complete site re-build would be \$3,000 - \$4,000. Liability concerns do exist, should the Association's site get hacked with owner information. Milt asked for clarification on the plug in. Garrett explained that it would be for an area to hold a contact list that would be password protected. Managers noted we don't have funds budgeted this year. Scott suggested polling the owners at the Annual meeting to see who would even be interested in sharing their information. Alex suggested an opt-in spreadsheet. Doris suggested a community forum chat like "next door". Managers suggested that a 3rd party forum with voluntary opt-in that is not sanctioned by Lake Haus Association could be an option to decrease liability on the part of the Association.

Open discussion:

Open discussion: Owners were invited to participate and comment. Ellen Lake noted her support for a community forum and that it works well at the HOA she's part of in Nebraska. Scott noted that it's nice to know neighbors and have a sense of community, but we just have to figure out how to do it in a safe space.

Schedule Next Meeting: Managers will circulate a Doodle poll to determine the next BOD meeting date.

Adjournment: Blythe and Garrett called the meeting to close at 9: 20 p.m.