

Lake Haus Condominium Association No.1

Quarterly Board of Directors Meeting Minutes

October 19, 2022

Call to Order: Meeting called to order at 7:01 p.m. by Gregg Strumberger. In attendance from the Lake Haus Board were Gregg Strumberger, Doris Rigoni, Jody Russell, Alex Hock, Milt Panas, and Phil Macey.

Owners in attendance were Betty Holland (A-13), Gail Hubert (B-3), Kelly Hall (B-14), Marilyn Murphy (D-3), Ellen Lake (E-4), DJ Johnson (E-5).

Prior Meeting's Minutes: A review of the meeting minutes from the July 13th BOD meeting took place. Gregg made a motion to approve the BOD meeting minutes. Gregg noted that we'll conduct the meeting with an "absence of negatives" approach for voting during this zoom format. Minutes were approved. A review of draft minutes from Annual Meeting took place. Gregg made a motion to approve posting the minutes to the website in draft form. With no opposition, the motion to post the 2022 meeting minutes to the website in draft form passed. Annual Meeting minutes will be presented for review and approval from the ownership at the 2023 Annual Meeting.

Financial Review: Milt provided an overview of the changes in reserves from the fiscal year of October 1, 2021 – September 30, 2022. There were small overages in D-12 utilities (\$453), Cablevision (\$622), and trash removal (\$76). In all, there was a total savings of \$29,339 (actual as compared to budget). Milt provided a review of the Statement of Financial Condition and review of the accounts. We have total assets of \$892,533. Milt also reminded the group that the Managers are instructed to move any amount over \$100K in Operating Reserves to Maintenance Reserves. This year we were able to transfer an additional \$52K to Maintenance Reserves, which gives the Association almost \$240k in Maintenance Reserves. Gregg suggested increasing the asset value of unit D-12 to \$650k - \$700k. A review of the 2022-2023 Fiscal Year Budget took place as well. Additionally, Gregg inquired about the Xfinity contract renewal date, which is June 16th 2023. Gregg offered to begin working on negotiations with Xfinity.

Manager Report: A review of action items from the previous meeting was discussed. Most items pertained to preparation for the 2022 Annual meeting. The remaining items included an EV policy from Altitude Law, which would be a \$405 flat fee, bids for summer 2023 projects, roof maintenance completed in July, curb stop repair at the G-building completed in May, PRV replaced for the G1-G4 quad, and concrete work completed in May. Inspections: Dryer vents were completed at the end of August, and fire extinguishers in the common areas were inspected in September. Snow Removal: a new plow contractor was approved through email by the Board prior to the meeting. Lake Haus will be using EJ's Property Management for plowing services for the '22 – '23 season. The previous plow contractor raised rates substantially. We will have a minimum monthly fee of \$1,200 a month with \$175 hourly at the minimum is reached. Previously, Lake Haus had an hourly-only contract.

Unit Sales: Four-unit sales since the last Board meeting – All 1-bedroom units – F-1: \$525,000; D-9: \$545,000; E-5: \$551,785; B-11: \$554,000. Phil asked if screens can be placed on the dryer vents to prevent birds from nesting in the vents. Managers will reach out to Service Monkey to see if it's meets building code and is possible to have screens installed.

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

Old Business:

Common Area updating: Gregg asked if anyone would like to be involved with the updating project, and Phil volunteered to assist with the updating of the interiors. Gregg asked to get together a couple of design options that the membership can vote on. Managers presented a proposed letter to ownership for the special assessment, which Gregg asked to circulate to the Board for further review.

HOA Insurance Increase: Mainly because of inflation, State Farm's replacement cost tool recommend raising Lake Haus' building coverage to \$13,733,000 to maintain the same *level* of coverage that you provide for the exterior of the buildings. This change would raise our premium from \$29,400 to \$32,901. We budgeted \$32,000 for the 2022/2023 fiscal year. Currently building replacement coverage is \$11,618,100. Alex asked for a recommend HO6 policy for owners. Managers will reach out to State Farm for HO6 policy recommendations. Phil asked if we are happy with our current carrier. The Lake Haus insurance policy is up for renewal in in March. Phil asked for managers to start shopping around for insurance to see if we can find better rates. Alex inquired about the last time the HOA shopped for insurance, and also stated that he could help with the process. Garrett stated it has been around two years since we shopped for new insurance. Gregg asked if we are considering increasing the coverage until March?

Garrett stated that we can increase at any time without locking us into a new year policy. Alex stated that if our insurance is recommending an increase, it makes since to increase our coverage until the March renewal. Phil agreed with Alex. Gregg called the insurance increase to a vote. All present Board members approved increasing the insurance building coverage to \$13,733,000.

EV Charging Stations: Gregg mentioned that the grant program is opening up again. The current grant is up to \$9k for a dual plug commercial charger. It cost about 10k - \$15k on average to have a charging station installed. Gregg stated you can set the charging stations up so that the Association pays for the install, but the individual charging their vehicle will pay for the electricity per use. Current grant program is open for a month. There will be an approximate cost to the Association of \$2k-\$5k to have one charging station installed. Alex stated we would likely be eligible for 2-3 chargers. Alex also stated that the next grant program would be in January. Alex stated we will need to figure out where to put the chargers and how to run the power to the chargers. Gregg asked Phil if he has a recommended parking lot to put the chargers. Gregg stated it makes since financially to put two stations together. This would allocate four parking spots for electric vehicles. Phil suggested placing the EV charging stations in the D-building overflow parking area. Phil stated that area would be the least impactful to parking. Phil also stated that the E, F, G-buildings might like an EV charging station in their lots. Gregg asked how the Board feels about spending up to \$10k on installing two (level 2) charging stations. Phil stated that we might be able to combine the install with maintenance work for the parking lots. Gregg asked if it might be possible to do a drop off the back power lines. Phil stated it might be possible to add power to Lake Haus' current transformers. Doris asked if the grant would lay the infrastructure for the EV charging, and then whoever plugs in will pay for the electricity. Alex stated that was correct. The grant covers up to 80% of the installation or up to \$9,000. We would be responsible for the additional 20%. Doris asked if we would charge whoever is charging their vehicle by credit card, and are we able to limit it to just the Lake Haus Community. Alex stated it would be limited to Lake Haus. Gregg stated that given the grant it didn't think we could just limit it to Lake Haus and use the grant money. Alex will double check if we can limit it to just Lake Haus use. Gregg stated we might be able to us an App and charge per kilowatt hour. Gregg made a motion to approve up to \$10k to install two EV charging stations and start working on the initial research and not to move forward until we have a plan in place. Phil seconded the motion. Milt then asked if we have anyone with EV. Garrett stated we have at least

six owners ask about charging and several owners that don't bring their cars up because they don't have a place to charge at Lake Haus. Doris asked if we are "earmarking" the \$10k to be recouped through the grant. Gregg stated that the \$10k would be what we potentially spend from the HOA budget. Our out of pocket would be \$2k-\$6k per station. All Board members approved and the motion passed. Gregg and Alex will work through the details and present a plan at the Q1 Board meeting.

RV Parking Policy Discussion: Managers sent a poll to ownership regarding RV parking. Gregg performed a review of our governing documents. A Bylaw amendment would require 51% affirmative vote by total membership to amend them. The current Lake Haus bylaws prohibit motor homes. Camper vans are considered a Class B motor home. To allow motor homes would require a bylaw amendment.

Doris: Doesn't see issue with allowing a vehicle that is 22' as long as it fits within the parameters of the dedicated parking space. Each condo has one (1) deeded parking space, with the ability to utilize a second space as a guest vehicle, which is not guaranteed.

Phil: Clarified that camper vans currently fall into the designation of an RV and wouldn't be allowed under our current Bylaws.

Gregg: Has received feedback from ownership with concern about a second vehicle parked in a non-designated space that would take that space out of rotation for guests when essentially being used as storage, potentially exacerbating an already difficult parking situation.

Milt: Something to consider is storage. If you're a weekend warrior and using it as storage under the guise of "second vehicle," concerns arise with moving vehicles for snow removal.

Phil: This discussion seems to be based on being present. Suggested using a fee-based system to have owners purchase a specific parking pass/permit annually, and the caveat that it must be moved during snow, or potentially have it towed for snow removal. Thus, allowing owners to self-select.

Milt: raised a point about equally applying rules to other vehicles. Also stated it should be considered that a second space only be able to be utilized while in residence. If we utilize all current policies in place, it requires that folks be present to move vehicles

Doris: The question really is one of 1.) second parking space 2.) storage

Discussion took place about an amendment to the policy resulting in a need to further amend for boats, snowmobiles, trailers, etc. Can we effectively allow camper vans, but restrict other types of similar autos.

Phil: Allow vehicles that conform to parking stall dimensions. If you have the need for additional vehicle parking, you would need a parking pass that would come with a fee. Phil suggested an annual pass, but it could be seasonal.

Managers: Garrett noted that winter has its own set of challenges. An annual pass would present a challenge. As long as people are available to relocated vehicles, it shouldn't be an issue. The option to tow is not ideal.

Jody: Doesn't feel permits are the way to go. Believes owners should be present. Otherwise, it is too difficult to manage with snow removal. Also feels a caveat should be only owners allowed, and nobody should be able to live or camp in the vans.

Gregg: Could request that camper vans be parked in primary vehicle spot, and if they aren't

Milt: Would like a policy written that states you can utilize while in residence, but not a long-term storage option, and try it that way first, but wait to institute a fee-based system.

Gregg: asked what the Board members feel about having it available to owners exclusively in the summertime.

Jody: Noted a trailer parked for mitigation work caused issues in the "A" lot and asked if a policy could restrict to the primary vehicle space.

Garrett: Noted this may not work in the "A" building.

Gregg: Have we come to a consensus or made a decision regarding next steps?

Managers: There were 66 respondents to the straw poll. Of those, 41 owners support the amendment, and 25 who did not support it.

Alex: clarified that the current policy allows operable vehicles to be stored in the primary parking space.

Milt: Will create a few non-fee-based policy options to present to the Board and ownership.

Phil: Will create a fee-based policy to present to the membership.

Alex: is it worthwhile when presenting to the membership to include a pro/con list and capture some of the Board's discussions regarding the thought process? Consensus was yes. Gregg asked Alex to draft.

New Business:

F-3 owner asked that discussion be had regarding existing HD packages and WiFi-6 to see if we can have that bundled into our HOA package. Gregg noted individual owners can add on to their packages and upgrade now, but he will include this in the discussions when renegotiating our package for the future. Managers and Gregg to craft an email and opinion poll on the current cable and internet package.

Open discussion:

Open discussion: None

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

Adjournment: Gregg called the meeting to close at 8:48 p.m.