

Lake Haus Condominium Association No.1

Quarterly Board of Directors Meeting Minutes

February 22, 2023

Call to Order: Meeting Minutes: 7:00 p.m. Gregg called meeting to order. In attendance from the Lake Haus Board were Gregg Strumberger, Doris Rigoni, Jody Russell, Scott McDill, Alex Hock, Milt Panas, and Phil Macey.

Owners in attendance were Kerry Gibson (B-15), Gail Hubert (B-3), Kelly Hall (B-14), Marilyn Murphy (D-3), Ellen Lake (E-4), DJ Johnson (E-5), Nancy Asdigian (A-10), Tammy Bono (A-09) Susan Tiefenbach (B-16), Holly McKinney (B-12), Carol Wonsavage (B-2).

Prior Meeting's Minutes: A review of the October 19, 2022 meeting minutes took place. Gregg asked if there was any opposition to adopting the meeting minutes. With no opposition, meeting minutes were accepted and approved.

Financial Review: Milt Panas reviewed the financials. He noted the addition of the assessment line item that provides an update of the assessments collected thus far. Milt noted the transfers of money over \$100,000 from checking into the maintenance reserves continue to take place.

Total assets are approximately \$1,000,000. A review of the special assessments took place. Fifteen units have paid in full, and many owners have paid a portion of the assessment.

DJ asked if work could commence prior to the full assessment being paid, and Alex Hock asked about sending regular reminders to the ownership regarding assessments.

Manager's Report: An action item record from the previous meeting was reviewed. Items reviewed included the following:

- Gregg reaching out to Comcast Cable regarding negotiations
- The HOA's insurance doesn't have an HO6 letter, but owners can reach out to Kelsey Reece, the HOA's State Farm Insurance provider, directly for more information
- Regular communication with owners regarding the special assessment
- Dryer vent cover options discussed and presented from service monkey. Gregg noted owners can, at their expense, have the vents installed as long as they're metal and painted to match the exterior of the building.
- Insurance discussion took place. Alex Hock spoke with his insurance provider to review our policy. After reviewing our information, she noted our premium costs were very competitive in the market, but recommended increasing building replacement coverage, which was done, as approved at the last BOD Meeting.
- EV charging discussion was postponed to old business.

Snow removal is going well. The HOA transitioned to EJ property management. Summer project contractors have been contacted. Asphalt and concrete will need to wait for snowmelt. Roof estimates have been provided, but will be dependent on conditions after snow melts. Managers requested the

Board approve spending up to \$3,500 on roof inspections as soon as the snow melts. Gregg made a motion. With no discussion or objection, the motion passed.

Old Business:

Common area updating:

Pricing updates: \$5,000 carpet and \$3,000 with paint.

Most recent, updated numbers were presented. Managers noted there is a committee working to choose the interior options, which will be presented to the Board for final approval. Committee members include Phil Macey, Holly McKinney, Tammy Weingand and Susan Tiefenbach. Phil noted that as the committee, they are trying to hone in on one of the four presented options, but there has been discussion about the interior door colors and bringing color into the space, potentially accent color from each of the buildings. Gregg requested that the committee bring 2-3 options we can then present to the Board and membership. Additionally, he suggested being creative and using the Sherwin Williams room planner tool to change colors if needed, or contacting the interior designer who presented the initial plans. Gregg and Phil both suggested the committee have a few options and then send to the membership for a vote, but not comment. The committee Managers requested consensus on using contractors at this meeting to get on contractor schedules for the summer/fall. Gregg noted we should have that by the next meeting.

Discussion took place regarding broad loom carpet v. carpet tile. Phil clarified that the 'base scope' of the plan is what was being discussed. Phil requested the contact information for the designer. Railings were discussed. It's not priced in the budget to replace, but they will be painted.

Comcast renewal: Gregg has begun the process of looking into the end of the Comcast contract. He's reached out. We have the possibility to renew without renegotiating, which he noted may be the best option, unless Comcast rejects. Vero broadband and Resort Internet were also options discussed. For Vero broadband, Gregg is an owner in that company. If they bring a competitive bid, Gregg will recuse himself from the selection process. Gregg asked members to run a speed test on computers in the units and send to the managers to gain a better understanding of how systems are running to use in negotiations to get the best price on higher speeds.

EV Charging Stations: Alex, Gregg and Managers have been speaking with state energy office and EV providers for options at Lake Haus. Looking at adding two (2) dual unit charging stations (4 charging stations total). Looking to potentially recuperate costs for a net neutral cost to the complex.

Managers provided an overview of the options. Most all options offer 5-year warranty and activation plans. Most seem comparable in terms of offering and similar service, remote technical support. Costs are approximately \$35,000, and we could recover close to half of that amount. Subsidies are up to \$9,000, so \$18K total, capped at 80% of cost. An alternative option is through Xcel. They lease stations with no upfront costs, but with a monthly recurring charge of \$83.60. Xcel would cover the install costs, maintenance, upkeep, replacement with a 10-year lease. Cost would be \$20,000 for two dual port chargers. This program is not eligible for grant money. Gregg noted when you compare purchasing outright v. the lease option through Xcel. We could recoup the majority of expenses over the life of the stations through cost to charge, which we could establish as a community. Gregg's recommendation was to proceed with the Xcel option and vote at the next meeting. Alex agreed and added there is an

intermediate step to do 1 pedestal instead of two and add two additional in a few years depending on use. Managers agreed that Xcel seems to be the best option. Gregg noted this would not interfere with any assigned parking spaces. Gregg opened it to discussion. Phil noted his support for moving forward with Xcel. Phil asked that managers share information collected thus far for the Board. Phil noted his support for moving forward. Carol Wonsavage noted it should be restricted to only those who need to charge their vehicles rather than open parking. We'll bring this to vote at the next meeting.

Parking Amendments:

Gregg opened the floor for discussion

Phil and Milt's respective suggestions for amendments / revisions to the parking regulations were presented and circulated to the Board prior to the meeting. Phil provided an overview, suggesting a payment process to allow for flexibility, noting the vehicle would need to fit in the parking space (9X20).

Kerry Gibson noted she sent a photo of the 24-foot Class-A to Gregg noting it fits in some of the parking spaces in the overflow C-building area.

Phil noted there is a potential for deeper parking stalls could be created in some areas with a redesign of the parking spaces.

Gregg noted the Board is working diligently to find a solution that works for everyone given that some residents would like to be able to park RV's, and other residents are vehemently opposed to the idea.

Milt presented his suggested revisions which begin with defining primary v. secondary vehicles. Modernize bylaws and remove any confusing terminology. Clarify that it's not here for storage, but for use. Milt noted Class B fits into the spaces nicely, and proposed definitions for type of vehicles allowed and those not. Milt also offered suggestions for 'cleaning up' the grill section of the bylaws. Gregg noted we'll table the discussion on RV's for now, and come with a plan for a vote of the next meeting.

New Business:

None from ownership prior to meeting.

Phil mentioned his overall view of the Lake Haus site plan, which was presented and discussed. Among suggestions presented were mailboxes, lighting, parking, creation of a community amenity space where the current playground is located, etc.

Create a plan for funding maintenance and repairs this year to present at the next Board meeting. When looking at parking lots, look at re-stripping options to maximize available spaces.

Schedule meeting for earlier side of next quarter based on earliest time we can for approvals for maintenance for the summer. And also suggest dates for the Q3 meeting.

Gregg made a motion to have an in—person annual meeting and suggested having an alternating schedule of in-person and remote Board meetings. Next Board meeting will be in-person.

Carol Wansavage suggested late August early September for an in-person HOA meeting.

Gregg thanked the Board, committee members and owners who attended.

Milt asked about comments for parking and Gregg asked the Board to do so via email.

Managers to circulate the parking information to the Board again to keep the conversations going.

Gregg called meeting to close at 8:20 p.m.