

Lake Haus Condominium Association No.1
2023 Annual Meeting Minutes
August 27, 2023

Opening:

Called to order 9:07 a.m. by Gregg Strumberger.

All Board members were present with the exception of Scott McDill and Milt Panas.

A determination of quorum took place. With 27 Owners present in-person and 36 proxies, there were 63 total Association Members present, or 72% of Owners represented. It was determined that we have a quorum and the meeting could proceed.

Ratification of Annual Meeting Minutes:

A review of the previous year's annual meeting minutes took place.

Kerry Gibson (B-15) made a motion to approve the previous year's annual meeting minutes. Carol Wonsavage (B-2) seconded the motion. With no opposition, the 2022 Annual Meeting minutes passed unanimously.

Voting and Ratification of Board Members:

An introduction of current Board Members took place.

Jody Russell - A-12 - owned since 1996 and a full-time resident

Phil Macey - G-1 - part-time residents since 2004

Alex Hock - D-4 - part time residents since 2016

Doris Rigoni - E-1 & E-2 owner and part time resident

Gregg - E-12 owner, second homeowner for about 10 years

A call to vote the current Board members independently or to ratify the Board fully took place. Brad Schmidt (C-4) made a motion to approve the Board in full, and Tom Greiser (G-8) seconded the motion. With no opposition, the current Board members were approved in full.

Inflation / Budgeting / Dues: Topics associated with the current economic climate, Lake Haus budgeting, and current and future dues structure was presented by Gregg Strumberger. Gregg introduced the idea of a \$10 dues increase in June of next year, which would increase dues from \$295 to \$305 monthly.

Financial Report and Fiscal Year 2022-2023 Budget Overview:

Alex Hock presented a financial overview. He noted that the Association came in under budget in most areas, which was attributed to savings from the Managers doing the majority of on-site work themselves. We came in under budget by approximately \$14,000 for the fiscal years. Items of note included being slightly over YTD in the following areas:

- Insurance (\$2,500)
- Legal & Professional (\$2,631)

The Association 'made' some interest (\$5,500). MISC income, line items #420 on the Changes in Reserves document, was noted to be part of a past tax refund. In total, Lake Haus is \$19,446 ahead of our budget for the year. Alex explained a small mistake in the 'total expenditures' column. Holly Hudson (G-3) asked about the Manager's salary and questioned legal and professional services line items.

Alex agreed to segment out the legal and professional services from managers salary as a separate line item moving forward.

Carol Wonsavage (B-2) asked about Cablevision and if there is any consideration given to potentially moving to streaming services only v. providing cable. Gregg noted that subject will be touched on in the Open Discussion portion of the meeting. Alex noted that Gregg owns a company that provides cable / internet services and he negotiates these contracts on a daily basis. According to Gregg, Lake Haus is currently getting a good deal.

Further financial review:

Discussion took place regarding the special assessments that are paid v. unpaid. The Managers provided an update on the number of paid v. unpaid assessments. Thirty units have paid the entire \$1,800 special assessment in total. Twenty-four have paid partial assessments, and 36 units have not yet paid. Gregg made a request to have everyone pay in full prior to the due date of Oct 31, 2023. Holly Hudson (G-3) asked about a capital improvement plan and budget. Gregg spoke to the reserve study we have, how it was approached, changes the Board made, and how building of the maintenance reserves is aligned with the reserve study. Holly Hudson requested to see a document with the budget and reserve study. Gregg asked that the managers send the reserved study to all members. Tom Greisser (G-8) noted 36 people haven't paid special assessment and inquired about a plan to motivate people to pay. Managers will continue efforts to communicate individually with owners for compliance. Carol Wonsavage (B-2) noted her association has an attorney send notices.

Alex Hock presented Budget Comparison including line items where increases are taking place, and where we have decreased budgeted numbers. Property Insurance increase is a big unknown at this time. The Managers anticipate an increase, although we are 9 months from our renewal and will not know until March 2024 what that increase could potentially be. Katie Davis (A-6) asked if insurance renews annually, to which discussion took place about insurance proposals and acceptance of rates and terms by the Association.

The proposed Lake Haus annual budget includes the \$10 increase discussed earlier in the meeting beginning in June of 2024. This is a budget for the membership to approve.

Brad Schmidt (C-4) made a motion to approve the budget as presented for 2024. Sharon Bankart seconded the motion. By a show of hands, the majority approved, with no opposition. The 2024 Lake Haus Annual Budget was approved.

Managers' Report:

Snow removal services: The managers shovel all sidewalks and most roofs themselves to save money for the association.

PO Boxes: The concrete pad is poured, and PO Boxes are at the post office, awaiting the Postal Service to install. Managers will send out a notice to the ownership once boxes are installed. There will be package boxes and mail boxes for every unit. Kerry Gibson (B-15) suggested picking up a stack of forms to transfer service from the Post Office location in Dillon to Lake Haus.

Roof Update: replacement of shingles for B-building has taken place. Roof maintenance will be completed in the coming months as part of a comprehensive plan.

Parking lots: maintenance included an overlay 3 years ago, crack seal and chasing takes place as needed. The asphalt contractor believes Lake Haus can get several more years out of the parking lots before full replacement is needed.

Sidewalks: Replaced / repaired concrete pads by the F and D buildings. Trip hazards were ground down, crack chasing took place, resurfacing and sealing of patios where there was scaling and pitting took place.

Landscaping / Groundskeeping: Irrigation continues to be monitored very closely. Managers, in conjunction with our landscape contractors, look at the mature trees every year to check for parasites, signs of distress, and address those needs as they arise.

Annual inspections: fireplaces inspections were completed the week of 8.20.23. The Association completes bi-annual inspection fireplaces and dryer vents.

Common area interior design / updating: The Association is close to moving forward with deciding upon and implementing a plan. Managers noted the items include paint for walls, doors, ceilings, wainscot, railings, baseboard heaters, light fixtures, door numbers, and new carpet.

Disko Durham (D-6) asked about interior railing and loose steps. Managers noted both will be tightened as part of the updating, and more efficient heaters and lighting are being installed.

Tom Greisser (G-8) inquired about entrance doors, which are not budgeted for replacement.

Kerry Gibson (B-15) asked about storage locker doors, which are not being replaced.

Carol Wonsavage (B-2) noted a gap between the gravel and door of her ski locker. Disko Durham (D-6)-asked about kick plates at the bottom of the doors, which are not scheduled for replacement. Roger Kieft (C-2) noted he was on the Lake Haus Board 33 years ago, and similar items were being discussed at that time.

Owner Education: Cablevision - Comcast / Xfinity provides cable and internet services at Lake Haus. Managers provided information updating equipment for free at the Summit Place shopping center in Dillon that should improve service, speeds and viewing experience. Managers noted each individual owner has to check out equipment under their name.

Disko Durham (D-6) discussed issues and the experience he had, as did Tom Griesser (G-8).

Other Business:

Interior corridor refresh overview: Phil Macey led the discussion with the ownership. There are a total of 4 options currently to preview with neutral and color tones.

The Board would like feedback from owners.

Discussion around lighting options and incandescent v. LED bulbs took place.

Ownership will see a notice in about 6 weeks to view and vote on the options and what they look like. Phil urged homeowners to try and view the options in person, but noted the Association will get photos out of the ownership as well.

Katie Davis (A6) asked when we're planning on actually doing the project, to which Gregg noted Q3/Q4 and potentially next spring, depending on contractor availability.

Mark Weingand (F-8) asked about motion-censored lights, as opposed to the interior corridor lights remaining on 24/7, and if that would save the association money. Managers noted liability surrounding those with impaired vision and the potential for mishaps with limited lighting.

Phil noted the order of items to be completed as baseboards, wall repair, paint, then carpet. Once it begins in each quad, it will take some time and there will be some delay, so he wanted to set a reasonable expectation.

Nancy Sevens (E-9) asked clarifying questions regarding paint colors. Phil noted there will be an option for doors with door accents that match the buildings. Wall and door colors will be different.

EV Charging:

Gregg led the discussion regarding EV charging stations and provided an overview of where the Association stands in relation to having these installed. The Board voted to approve EV Charging stations based on a ⅔ majority vote from the owners. There have been a few owners running extension cords from community power. How do we address the need of electric charging from some owners in a way that doesn't require payment from all owners who may not utilize the service. After extensive review by Gregg, Alex, and the Managers, the Board determined the most cost-effective was a leasing program through Xcel. They provide the infrastructure, chargers, maintenance, software package, everything, while the Association sets rates and funds. We can do it so the community isn't paying for the service. We've avoided the one-off issue. Rental fee and electricity are paid back by the users. We had wanted to put in only one charger; however, Xcel wants us to put in 2 chargers at once in 2024 or wait until 2025. That will be coming 12-24 months from now. Gregg noted the identified area for installation would be at the end of the F-building where there are several unassigned spots now, near the playground.

Katie Davis (A-6) noted there are ways to set it up so only Lake Haus can use it.

Russell Brewer (B-09) asked if we can poll owners in attendance to garner who is in favor and who is opposed to installing an EV Charging stations. Gregg noted that an official poll was sent to all members previously. Without the official number available at the meeting, the recollection from the Board and Managers was that 60% of owners were in favor. A raise of hands of those owners present and in attendance was taken, with similar results of 61% of owners present in favor of EV charging. A question was posed about the monthly cost, which is \$220/month.

Alex Hock provided further clarification on the reasoning behind choosing Xcel v. other companies including cost analysis, maintenance structure, cost of software, functionality of service, etc. Holly McKinney (B-12) asked if we can have only those using it pay for it, and the answer was yes from Gregg.

Cable TV : Gregg led the discussion regarding Cablevision.

We currently pay \$53/ unit for internet and cable. If an individual were to get those same services, they would pay \$76. Originally negotiated in our contract was a CPI escalator limitation in our contract, which is 3%. Comcast is willing to continue with that limitation. We have Comcast, Resort Internet and Vero Networks. Gregg's own company said it wasn't cost effective - their price was in the \$70.00's. Price from Comcast is very competitive.

We have in-building wiring that is older. Lots of it got nails through it when we did the exterior siding project. Interior building wiring needs to be replaced. They will have to drill into building and run wires on the building. Inside wiring is poor currently at Lake Haus. Comcast quoted pricing is very attractive. HD, Faster Internet speeds. This will likely be next summer before this project takes place. Gregg noted there are opinions on Cable and Internet v. just providing Internet service. He asked for a show of hands of those who wanted both v. those who wanted Internet only. Gregg noted he was not going to vote proxies in order to get a true idea of what people want.

Current pricing for both is \$53 per unit for cable and internet v. \$40 per unit just internet. There is a \$14,000 per year savings. Each \$1.00 of dues is approximately \$1,000 of usable money for the HOA.

Sarah Beth Cliatt (F-4) - question about local channels, to which Gregg noted his best guess is about \$25 on an individual basis.

Holly McKinney (B-12) noted that she has a cell phone through Xfinity mobile for \$15 / month - Katie Davis (A-6) added some context saying you just have to be an Xfinity customer in some capacity. It should work if you only have Internet access.

Carol Wonsavage (B-2) noted that only \$14 of dues goes to this service.

The contract currently being negotiated is a 5-year contract (after the expiration of the existing agreement).

Judah in (E-8) asked how much Comcast will charge to replace lines, which Gregg they won't charge. Judah then noted he can log into his Comcast account for Lake Haus and use it at his primary residence elsewhere.

Gregg also noted the new Comcast contract will include HD and should result in materially better speeds. A straw poll by raise of hands resulted in 14 in favor of both internet and cable, and 7 for just internet. The HOA will get a full vote of the ownership in the near future and negotiate the contract accordingly.

Open Discussion:

Kerry Gibson (B-15) would like to park her 24-foot RV at Lake Haus. She circulated a photo of the RV in a parking spot and asked for clarification on the HOA's 72-hour rule, asking if she can remove it for 24-hours, 1 week, etc. before re-parking the vehicle. Gregg clarified current rules that state no parking of non-vehicles (trailers, boats, RV's, etc.) but that a parking area is allowed on a limited basis in the gravel lot. Gregg noted the camper van conundrum, where campervans fit into parking spaces, but it violates our current Bylaws.

Caro Wonsavage (B-2) voiced her opinion in support of parking an RV for a few weeks.

Katie Davis (A-6) has a camper van that is a VW that fits like a car. She feels it is a size issue - if it fits, it's fine. If not, they should not be able to park.

Adjournment:

To be respectful of the SCRA's meeting start time of 11:00 a.m., Gregg thanked everyone for their attendance and participation. He called the meeting to close at 11:08 a.m.