

Lake Haus Condominium Association No.1
Quarterly Board of Directors Meeting Minutes
August 22, 2023

Call to Order:

Meeting was called to order at 7:31 p.m. by Gregg Strumberger. All board members were in attendance.

Owners in attendance: Carol Wonsavage (B-2), Ellen Lake (E-4), Kerry Gibson (B-15)

Prior Meeting's Minutes:

Gregg made a motion to approve the prior meeting minutes from the May 23, 2023 BOD Meeting. Gregg noted that we'll conduct the meeting with an "absence of negatives" approach for voting during this zoom format.

Financial Review:

A review of the Association's finances was presented by Milt Panas.

The "Changes in Reserves for Fiscal Year October 1, 2022 – July 31, 2023" document showed the over/under for actual numbers as compared to budget. Milt noted that the budget v. actuals were lining up closely. We are approximately \$14,000 under budget so far for the year. The total operating reserves were \$117,801 as of July 31, 2023. The maintenance reserves balance at the end of July 2023 is \$355,783. The Legal and Professional line item was over budget due to paying the Lake Haus accountant, Jack Zeller, \$200/month for review of the financials. This expense was not budgeted last year. Miscellaneous income line item of \$2,364 is from an overpayment on last year's taxes. Gregg asked if we think we could possibly decrease snow removal by \$2,000. Garrett stated that he believes we should keep the snow removal budget at \$16,000.

The Statement of Financial Condition was presented and reviewed. The Association currently has \$135,208 in checking, and \$355,783 in maintenance reserves. With the equity in unit D-12, the association has total assets of \$1,147,000. Gregg asked if maintenance reserves included the special assessment. Milt stated that the special assessment is included in maintenance reserves.

A brief review of who has paid the special assessment so far took place and what the remaining balance is. Roughly half of the special assessment has been received, so far.

Milt then provided an overview of the proposed 2023/2024 annual budget. Gregg asked if the increases were enough given the high rate of inflation we are seeing. Managers noted cablevision went up 3% plus an additional \$50 a month in tax for public education and government, approximately 10% increase in trash service for cost-of-living increase from waste removal company, property taxes were increased anticipating the annual increase, and property insurance was increased due to a 5.3% company-wide increase and the insurance claims that occurred over the last year. The budget went up approximately \$14,000 from last years budget. Milt stated that this was a big inflation year. Gregg asked when the last time dues were raised. The manager's stated they were last raised in 2020 by \$15 and \$10 in 2021.

The Board discussed a dues increase to keep up with inflation. Gregg stated that we could potentially have the dues increase begin at the middle of the fiscal year. Gregg asked if there was any room in the proposed budget for savings. Garrett stated that if we had to, we could trim the budget under line items for "general maintenance" and "irrigation and land." Garrett stated that the increases to the

2023/2024 proposed budget were done so as conservatively as possible. Garrett also stated that we could still possibly be low on property insurance for the year. We won't know until March how much our rates will increase. Blythe stated that some associations have had to assess their owners due to the substantial increase in property insurance that is starting to occur by insurance companies. This is mostly due to wildfire danger. Doris asked if the cablevision is for both WIFI and cable. Doris asked if there is a possibility for savings by getting away from the cablevision. Gregg stated that we should have a straw poll on cablevision at the Annual meeting. Gregg asked what are everyone's thoughts on dues increase. Given the inflation over the last few years should we increase the dues? If we are planning on increasing dues, it should be voted on now to be put on the 2024 budget. Gregg suggested an increase take place in six months. Alex asked if any portion of the maintenance reserves is planned to be spent, or is any portion to just build up reserves. Milt stated that it is both so we can plan accordingly for maintenance items. Alex stated that he supports a dues increase, but it needs to be justified as to why they were increased. Milt stated we need to see the insurance cost and look at cable. Milt suggested we could drop a little off "irrigation and land" and "general maintenance." Gregg stated that every \$10 dues are increased would equal approximately \$10,000 in annual revenue. Gregg stated that we could raise the dues in the middle of the 2024 fiscal year, or wait until the 2024 Annual meeting to increase dues and raise them in 2025. Discussion was had by the Board of the best approach to raise the dues. Gregg stated if the increase is going to be in this budget, then it needs to be approved by the Board. A \$10 per month increase in dues for 2024 starting in June to help keep up with inflation was proposed. Gregg put the increase up for a vote. None of the Board opposed. The increase of dues by \$10 per month starting June 1st was approved. Gregg suggested updating the Annual meeting agenda to include the dues increase.

Garrett asked if the Board would like to trim the line items "general maintenance" and irrigation and land". Gregg stated that we should tighten the budget up were possible. The Board will review and vote on the updated budget prior to the Annual meeting.

Manager Report:

A brief review of the Managers report was given by the managers.

The Post Office pad has been installed and we are waiting on the Post Office boxes to be installed. Turner Morris is replacing the B-building shingles now. They expect to be completed with the new roof by the following week. The manager's asked if the Board would like to move forward with the Roof Maintenance that was suggested from the annual roof inspection completed earlier in the summer. The cost of the roof maintenance is \$8,489. Gregg stated that we have been keeping up with the maintenance and inspections and it has helped us get the most life out of the Lake Haus roofs. Phil made a motion and Milt seconded. The approval of roof maintenance was voted on by the Board. With no opposition, the roof maintenance was approved. Concrete work was completed. Landscaping has gone well so far for the summer. The Snake River Water Dept. reach out and said that there are two fire hydrants that need to be replaced. One is by the shed by the D-building and the other by the terraced garden by the E-building. They said that in order to replace the hydrants they will have to dig a 9x9' trench and tear out the terraced garden and possibly cut a mature evergreen tree down. The managers will ask to postpone the work to next summer and see if they have any better options. Inspections: Fireplace inspections are taking place this week. Fire extinguishers in the common areas will be inspected in September. Quarterly owner communications: Will continue as scheduled throughout the year.

Old Business:

Interior corridor project:

Garrett stated that we have received almost all of the new baseboards for the common area. The baseboard install should be completed in September. Contractors are lined up for the projects and we are just waiting on final decisions to move forward. If decisions are made soon the contractors could potentially get completed this fall. Phil Macey spoke to the project and noted that lighting samples have been ordered and will arrive soon. Gregg asked about color options. Phil discussed the current color sample schemes that have been painted in the D9-D12 quad and the E9-E12 quad. There was a discussion by the Board of these options. Some Board members asked to see additional options from the original interior corridor interior design. It was decided that two options from the interior design package should also be painted in the D1-D4 and E1-E4 quads. The managers will paint these quads with the suggested options and let the Board know when completed for review. Once the Board agrees on the options, they will notify the ownership to get further input on a final decision.

Parking Amendments:

Gregg tabled the discussion until after the annual meeting.

EV Charging Stations:

EV Charging stations are on pause. A single station was voted on and approved, but we found out that Xcel would only support moving forward with two charging stations. We will update the membership and continue to investigate options.

New Business:

Cable / Internet: Gregg is working on the new contract. Comcast has agreed to upgrade everyone to HD and increase internet speeds in the new contract. Comcast will update speeds, but will have to update the wiring. Gregg will continue to work on the contract and look into options.

Manager's will assess the number of ski locker doors that might need to be replaced in the near future.

Several new owners have asked for an additional kayak storage rack. One owner suggested building small buildings for each building that could store bikes for each building and charge the ownership to store bikes. The Board discussed and thought the kayak rack might be more feasible. Manager's will look into the cost of a new kayak rack.

Annual meeting discussion:

Gregg noted that SCRA Annual meeting will take place after the 2024 Annual Meeting.

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 9:43 p.m.