

**SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
March. 6, 2024, 5:35 PM**

I. CALL TO ORDER

The meeting was called to order at 5:35 p.m.

Board members present via Zoom were Alaina Barros, Dylan Nicoletti, Deb Kirk, Kate Westhuis, and Lizabeth Zapana (Milly).

Representing Red Mountain Community Management was Josh Shramo

II. MOTION: Upon motion made, duly seconded, meeting minutes from Dec. 6, 2023 were approved

III. FINANCIAL CONSIDERATIONS-

- A. Dir. Barros reviewed financials, and SYC is tracking nicely. Ground and Parking maintenance was over due to the annual fee for Parking Boss, which is about \$2K. There was a \$.26 for trash removal which is because there were charges that were reimbursed by Lake View and that ended up being the net sum. There are still unpaid assessments that Dir. Barros would like to move forward with collections on.
- B. Snow Removal- Shoveling is billed hourly. Plowing is billed at a minimum charge of \$1,000 per month, which covers roughly 4.5 storms. February was billed about \$8K due to going over the minimum. The plowing company got a smaller machine which allows them to get in between cars. The consensus is that they are doing a great job.

IV. MANAGEMENT REPORT

- A. Current Management Items are:
 - 1. Leaks-
 - a. Unit 10/16 Leak on 12.23.23- hot water heater from unit 16 leaked into unit 10. Each owner took care of their own issues.
 - 2. Trash-
 - a. People are leaving a lot of STR trash outside of the dumpster. It is obvious that it is STR trash because it is from the cleaners.
 - b. Mattresses
 - 3. Ice/Snow Management-
 - a. A lot of ice melt is currently being used. Property manager fills up buckets $\frac{3}{4}$ full weekly.
 - b. HOA bought a pallet of ice melt to get a better price. This means free delivery as well as savings of \$6- \$7 a bag.
 - c. Parking lot snow moved and lot scraped twice.
 - d. RMCM added chains to the bucket lids so that they don't blow away.
 - e. Josh will have Jasmine consolidate the ice melt and stack the buckets in the shed.
 - 4. Violations- 26 issued
 - a. 25 for not moving vehicles during plowing for the following reasons given:

- Not enough snow
 - We didn't know the rules.
 - I don't move unless my rental manager tells me to
 - Other people didn't move, so I didn't.
 - I wait to hear the plow.
 - I forgot.
5. Other
- a. Icicles forming on lake side of building in places.
 - Possibly from heat tape that appears to not be working- will have to wait until summer to investigate that due to snow in the way.
 - Dylan mentioned there is a breaker box for heat tape on the side of 19- Josh will have Jasmine check that.
 - b. New lot snow removal signs ordered for posting when parking lot scraping is being done
 - Flashing lights to be added so people notice them.
 - They have a blank spot to write the date on them. (the signs will go up the day before and flash for 24 hours)
 - 72 hour notice via email will also be given moving forward.
 - Dillon Towing signs have been added to let people know where their cars go when they get towed.
 - c. Question from Kate- Has the issue of Lake View snow storage piling up at Building 350 and causing damage been resolved? Josh will have Jasmine check.
 - d. Mili took some photos of the grounds, and it was decided that some chipping is needed. Josh will set that up.

V. OLD BUSINESS

- A. Dumpster Enclosure and Dumpster Sharing- Lake View emailed that they would like to get their own dumpster. Working with Ed Storako on what this will look like for SYC. Dylan points out that there is a lot of area in the structure with only two containers. The amount of space necessary will need to be determined as well as the amount of pickups and what containers to use. From a cost standpoint, Waste Management says that having an 8 yard structure with fewer pickups is more cost effective than having a smaller structure with more pickups.
- B. Ownership Cap Update-
 1. Mili suggests sending out the survey multiple times.
 2. Josh will check to see who has responded to the survey.
- C. In-unit water shut-off-
 1. KA Mechanical bid \$500- \$700 per unit to install.
 2. There is not currently a list of which units have these.
 3. Josh suggests giving the owners a deadline and then inspecting the units.
 4. If there are owners that are not sure if they already have one or fail to reply regarding the existence of the shut-off valve in their unit, a pre-inspection can be done on their unit.
 5. It was agreed that the deadline will be the end of September.
- D. Backflows-
 1. Units 41 and 19 backflows are still broken.

- a. Followed up with Seimens 7 times over the last month to get unit 41 repaired; finally spoke to someone in general customer service on 3.1.24.
 - b. Unit 19 requires a water shut-off at the curb valve.
 - 2. Can't locate the curb valves until spring.
 - a. Working with the town to find them.
- E. Audit Update
 - 1. Reached out to Stuhr & Associates
 - a. They declined.
 - 2. Reached out to Hinkle & Company PC
 - a. They are interested and an estimate is pending.
 - 3. Reached out to Emily Edwards CPA
 - a. They declined.
 - 4. Reached out to Vail Tax and Accounting
 - a. They declined.
 - 5. Some front-range firms will be contacted as well.
- F. Rule Changes
 - 1. Ownership given 30 days to comment on 12.16.24
 - 2. Voting was conducted via email.

MOTION: Upon motion made, duly seconded, rule changes will be approved.

- G. Reserve Study Update
 - 1. \$950- without photos and a site visit.
 - 2. \$1,250- with photos and a site visit.
 - 3. BOD agrees to accept the bid with photos and site visit.

VI. NEW BUSINESS

- A. Town Water Quality-
 - 1. Kate reached out to the town a few times and has not heard back.
 - 2. Some buildings in Dillon have lead coming out of their pipes and leaking into the water. The buildings that have lead are not being disclosed.
 - 3. Their was discussion of how to inform without causing panic.
 - 4. It was decided that the notice sent by the town will be shared with the ownership.
- B. Insurance-
 - 1. There is a 45-day notice.
 - 2. The new premium is being worked on by the agent, Corey.
 - 3. The agent is having trouble getting the information from Farmers.
- C. Roof-
 - 1. Repairs were done and inspections completed.
- D. Summer 2024 Contracts-
 - 1. Landscaping
 - a. Bernie is out for multiple reasons.
 - 2. RCM has noted that numerous sprinkler heads have issues.
 - a. Alaina has a landscaping contact that she will talk to.
 - 3. Owner Work Days-
 - a. Weekday Work Day- JC Coxe is interested, Deb will arrange.
 - b. Additional Weekend Work Day- can be added if more work needs to be done.

- c. Spring clean-up is needed.
- d. Tuesday, May 21 was agreed on for an owner's workday.

VII. OTHER MATTERS

A. Owner Forum-

1. James Margolis-

- a. The BOD approving repairs to latches on meter doors. There is a thumping noise due to the latches moving around. Shims were put in which seems to have alleviated that problem. It was decided that the latches would be ordered and the project can be handled on the homeowner workday on May 21.
- b. Post-cap maintenance and fascia repairs.
- c. If an email is sent to the board, can it automatically go to the ownership?
- d. Shut-off valves- can we be educated on how to use them? Josh says that Jasmine will make a video and post it to the website.
- e. Chat should be open during the meeting unless it becomes an issue and then could be shut down at that point in the meeting.

I. ADJOURNMENT

The meeting was adjourned to executive session at 7:08PM

Approved: _____