

SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
July 29, 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 Lizbeth Milagros Arana Zapana (Mili).

Representing Red Mountain Community Management was Josh Shramo

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

III. FINANCIAL CONSIDERATIONS-

- A. Balance Sheet/ Income Statement/ AR
 - 1. \$276K in reserves
 - 2. A lot of cash in operating- move at least \$30K over.
 - 3. Alaina will go over the line items in detail with Josh for the purpose of planning for the coming year.

IV. MANAGEMENT REPORT

- A. Current Management Items are:
 - 1. Trash-
 - a. People are leaving a lot of furniture, such as cabinets, mattresses, tables, etc.
 - 2. Coordinating of Rose Paving and Town of Dillon to locate curb valves
 - a. Curb valves have been located but they are afraid to turn them off because they have not been exercised in awhile and they are afraid they might break.
 - b. A break would cost \$10-\$12K to repair and it would leave the building without water.
 - c. Unit 41 and 19 have backflow preventers. The one in unit 41 has valves on either side, but the one in unit 19 only has a valve on one side, so another valve needs to be installed.
 - d. There is a cone in the parking lot that is blocking the hole. When the issue is resolved, the hole can be filled and the cone removed to make way for parking.
 - 3. Signs
 - a. Milly asked if the no parking signs for concerts have come in. Josh will check with Jasmine.

V. OLD BUSINESS

- A. Dumpster Enclosure
 - 1. The Town of Dillon approved the encroachment easement.
 - 2. Ed Storako bid the project, but the bid is much higher than expected.

3. At least 2 more bids will be obtained.
 4. Costs could be cut by potentially eliminating the roll-up door and using siding instead of stucco.
 5. Plans- can they be changed if stick framing is opted for instead of masonry? Josh will check with JW Harris on the engineering plans. Footprint and overall dimensions could still be used.
- B. Ownership Cap Update-
1. Still not enough response from owners. Josh recommends addressing this at the annual meeting and tabling it if there is no interest.
- C. In-unit water shut-off-
1. KA Mechanical bid \$500- \$700 per unit to install.
 2. Owners were polled to find out which units have these already but there are still 15 units that have not responded.
 3. Owners will be in violation if they fail to respond by the deadline of Sept. 30
 - a. If it is considered a safety issue, they will have 3 days to cure. If not, they will have 30 days.
- D. Backflows-
1. Backflows prevent water from flowing backwards out of the system. Each building has one backflow and typically a valve on either side of it. Unit 41 has valves on both sides but unit 19 only has one valve. This is an issue since the curb valve cannot be shut off. The town is allowing an additional valve to be installed at unit 19 instead of a repair to the curb valve. Town of Dillon will freeze the line to allow for the installation.
 2. HOA will assume the liability of damage caused by those valves failing for those 3 units in question. Dylan is writing up the verbiage for that, and it will not affect the declarations.
- E. Audit Update
1. Reached out to 4 different accountants and either they say no or just don't reply.
 2. Kate may have a referral.
 3. Could potentially look at a review instead of an audit, which would cost less.
- F. Sprinkler System
1. Need to have backflows installed per the Town of Dillon.
 2. Getting estimates, waiting for Andrew to return from vacation for an estimate from KA Mechanical.
 3. Hose sprinklers have been ordered and hand watering is also happening.

VI. NEW BUSINESS

- A. Rule Changes-
1. Cameras and other external additions.
 - a. Up to one Ring camera allowed no more than 2 inches away from the door frame. No other type of camera.
 2. Exclusions of any type of open flame on decks due to the insurance company banning grills effective April of 2025. Infrared grills or Traeger smokers also not allowed. Electric grills ok.
 3. No smoking in common areas. If there is evidence of smoking, the board can conduct an investigation.

4. Kate will make the additions to the rules and Josh will send them out to the ownership for the 30 day comment period.
- B. HOA Responsibilities for building valves inside owner's units- see old business.
- C. Fascia Boards- board is sending Josh some photos to come up with some options for scraping peeling paint and plastic on fascia. A few options:
1. Replacement of everything.
 2. Continuing to scrape.
 3. Scrape and paint a little bit.

VII. OTHER MATTERS

A. Owner Forum- Dotti-

- Regarding the valve in her unit, 41. Can the agreement include that if there is a dislocation of tenants to reimburse for that?
- Dumpster enclosure- does stucco actually work up here? Is Lake View still using the dumpster because they are not allowing the laundry room use still? Yes, they are able to use the dumpster.
- Doc- communication is not good with Josh so can someone else contact Doc if he needs to be contacted?
- Backflow for Sprinklers- why does this have to change now? This is due to a change in code a few years ago that the county is now enforcing.
- Ring Cameras- the Rings record videos to people's phones, FYI. There is also a security light that is motion activated that is extremely bright. It is a nuisance. Kate responded that if the Ring videos are being used to harass, that would be a police issue per the attorney. The board has no control of videos that would originate from inside a unit of videos from phone.
- Grills- there is only one grill in her building and it should be easy to get rid of.
- Fascia- she thinks there is a primer that would cover it.

Patty-

- Fascia- she thinks it is very brittle. One of her contractors had to take it off and went to screw it back in and it fell apart.

Jim-

- Latches- these have been taken care of.
- What is the status of repairing the damaged and missing caps of the balusters? Dylan says there are a dozen caps on site that can be done on a homeowner workday.
- Zero-scaping- The board is open to the idea, but still trying to weigh things such as the cost of the sprinkler backflows. The board wants to keep the lawn by 330. No decisions have been made.
- Repainting lines in the parking lot- The parking lot needs to be resealed next summer or the summer after. The lot can be repainted then. Some people have commented that they like the wider spots.

B. Next Meetings-

1. Annual Meeting- Oct. 5, 10AM
2. Board Meeting- Sept. 9, 4:00PM

I. ADJOURNMENT

The meeting was adjourned at 7:13PM

Approved: _____