

**SUMMIT YACHT CLUB CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
Dec. 6, 2023, 5:30 PM**

**I. CALL TO ORDER**

The meeting was called to order at 5:30 p.m.

Board members present via Zoom were Alaina Barros, Dylan Nicoletti, Deb Kirk, Kate Westhuis, and Mili Arana.

Representing Red Mountain Community Management was Josh Shramo

**II. MOTION: Upon motion made, duly seconded, meeting minutes from Sept. 5, 2023 were approved**

**III. FINANCIAL CONSIDERATIONS-**

- A. Dir Alaina Barros will review the revised financial reports to determine where financials ended for the year. An executive session is needed for further discussion on some items. Financials have a few areas of overage but are tracking about the same. Trash costs need to be further analyzed.

**IV. MANAGEMENT REPORT**

- A. Current Management Items are:
1. Managing plowing and getting the plow back out to move snow that was not put in the right place. RMCM has been meeting with Fernando and crew to get them on the same page. Watching icy spots to see when we will need them to come out. Sand buckets will be put out for the ice.
  2. Checks- Jasmine has been doing checks as well as light checks which are done on the 15<sup>th</sup> of every month.
  3. Contractors- KA Mechanical for valves, Fireplace people, helping backflow people get access to units 41 and 19.
    - a. Fireplace inspectors have to come back again because there were more gas fireplaces than originally thought. Also, a lot of people have items on their fireplaces that need to be moved.
  4. Parking lot drainage is being monitored.
  5. Violations- have become time consuming due to the new enforcement policy. Health and safety violations require a posted notice, mailed notice, and text notice.

**V. OLD BUSINESS**

- A. Summer Projects
1. Dumpster Enclosure- There have been a couple of drawings from Ed. We are still in the process of trying to communicate with Lake View. Some of the progress will hinge on what the town's requirements will be. The town will have changes to what they will require for recycling and dumping. Kate has reached out to the town. Kate's update is that the structure is going to have to be torn

down. She suggests there should be another meeting with Ed to talk about the two plans that the board is comfortable with and then how to proceed with Lake View. Lake View has not gotten back to the board with times they can talk.

Alaina suggests term limits if there will be sharing with Lake View. Kate says that the location will have to be determined as far as if it is on just SYC's easement or if it will sit on both easements. The board will talk a little more about the drawings and then set up a meeting with Ed.

- B. Ownership Cap Update- 16 people responded and 75% voted in favor. Josh will have to research how many air spaces the 16 votes represent. Would need 46 air spaces in favor.
- C. Fireplace Inspections- Occurred Dec 5 and 6. There was nothing of immediate note. There were likely some problems getting into some units, Josh will check with Jasmine. In this case, those owners can be required to get inspection on their own and provide backup.
- D. In-Unit Water Shut-offs-
  - 1. KA Mechanical estimated \$500-\$700. It will vary between units.
  - 2. Require everyone to have these installed after the holidays.
    - a. Board decided on June 1 as the deadline, Josh will send notice next week.
  - 3. We will verify that each unit has one after this.
- E. Backflows-
  - 1. Pieces missing in unit 41 backflow- metal plate was removed and not put back.
  - 2. Also a couple of valves missing in unit 19. KA is coming out to repair. This has to be coordinated with Jasmine and Town of Dillon for shutoff at the curb. Planned for Dec. 7.
- F. Gas Meter Inspections- Completed by Andrew with KA Mechanical. He did not find any leaks.
- G. Bylaw Update- This was sent out, the board was going to go over the changes with Dotti. There were not a lot of changes. Still waiting for the 30 day period to be up, at which point the amendment to the bylaws will be published.

## **VI. NEW BUSINESS**

- A. Audit- Josh has reached out to a few CPA's and has so far not found someone that wants to do it. Still waiting to hear back from a couple. Hoping for proposals by the end of the year.
- B. Reserve Study- The current reserve study needs to be updated. The last one was in 2018. The cost is roughly \$3,500 for an update. It should be updated every 5 years, so the update is on schedule.
- C. House Rule/ Snow Plowing Update- House Rules had to be updated that plowing would happen when there is a 2 inch accumulation instead of 3 inch because the plow company plows Lake View and SYC lots at the same time, and Lake View gets plowed at 2 inches. Vehicles must be moved between 9 and 3. If the plowing does not occur on the day that the 2 inch accumulation occurs, vehicles must be moved the next morning by 9 am. Other modifications were made to reflect how SYC currently operates. Board is in favor of all changes. Josh will check if these changes went out for the required 30 day owner comment period yet.

## **VII. OTHER MATTERS**

### **A. Owner Forum**

1. Joanne- Commented that she would prefer comments stay on and owner grievances happen at the beginning of the meeting. She wants to protest a violation and fine she was given. Alaina says the board discussed the fine and it will be waived. Joanne also wants notices to be removed later the day they are posted for security reasons.
2. Jim- Jim agrees with Joanne that violation notices should be removed after the event for security reasons. He also has not received the House Rules changes. He says that you cannot assume that you won't get the votes just because the surveys were not all filled out, maybe reminders would help.
3. David-
  - a. The area outside his unit and to the left is very icy. He has video of water leaking from above. Alaina says the top units are responsible for shoveling their decks, and she will check if it has been shoveled. Kate says there is a long term renter, and she will make sure the shoveling is being done. There was discussion of what kind of snow melt could be used on the decking, and Josh will be looking into this further
  - b. David asked to clarify how you know to move vehicles for snow. Alaina replied that there is no notice, but you have to move your vehicle between 9 and 3. You can move to the free city lots, but there is a charge if the vehicle is left overnight.
4. Dottie- Asks if all units will be checked for backflow. Josh responds that there are only 3 for the property, so she does not have to worry about her other unit.

B. Next Meeting- March 6 at 5:30 PM.

## **I. ADJOURNMENT**

The meeting was adjourned to executive session at 6:43PM

Approved: \_\_\_\_\_