

**SUMMIT YACHT CLUB CONDOMINIUMS
BOARD OF DIRECTORS MEETING
October 20, 2017**

I. CALL TO ORDER

The meeting was called to order at 3:00 p.m.

Board members present in person were Doc Hilbrecht. Jim Margolis and Joy Dunphey; JC Cox and Kate Westhuis attended by phone. A quorum was present.

Representing Summit Resort Group was Kevin Lovett

II. OWNERS FORUM

Notice of meeting was posted on the website and emailed to Owners. There were no Owners, other than Board members, present.

III. APPOINTMENT OF OFFICERS

Joy moved to appoint the following officer positions:

President, JC Cox
Vice President, Jim Margolis
Treasurer, Kate Westhuis
Secretary, Joy Dunphey
Member, Doc Hilbrecht

Doc seconded and the motion passed.

IV. APPROVE PREVIOUS MEETING MINUTES

Upon review, Joy moved to approve the minutes from the August 11, 2017 Board meeting; Doc seconded and with all in favor the minutes were approved.

V. FINANCIAL REPORT

The Financial report was presented as follows.

Year to Date Financials

August 2017 close financials report \$13,679 in Operating and \$27,077 in Reserves.

August 2017 profit and loss reports that August year to date closes 2.4 % over budget in year to date operating expenses.

VI. ACTIONS VIA EMAIL

Upon review, Joy moved to ratify the following action completed via email:

10-5-17 Attorney Engagement Letter approval

Doc Seconds and the motion passed.

VII. MANAGING AGENT'S REPORT

Complete items; the following items were reported on as complete.

2017 Annual Owner Meeting post mailer to Owners, sent
Trash removal provider company change, complete
Painting projects, complete

Stucco patches, complete
Brick repairs, complete
Stairwell and Railing repairs, complete
Asphalt patching, complete
Unit Boiler inspections, complete

Pending;

Concrete caulking, pending
Chimney cleaning, is scheduled for Nov 27/ 28
List of in unit construction projects requiring a permit

Report;

Snow plow 2017-18; proposals received for 2017-18 snow plowing were presented. Upon review, Doc moved to accept the proposal from Hilco; Joy seconds and the motion passed.

Financial investment sites; an update from discussion at the 2017 Annual Owner Meeting, when the reserve account is adequately funded to allow for investing, the following sites will be reviewed as provided by the Owner of unit #33.

www.nerdwallet.com

www.bankrate.com

VIII. OLD BUSINESS

The following Old Business item was discussed:

Reserve Study Proposals; proposals to complete a reserve study were reviewed. Upon review, JC moved to proceed with the proposal presented by ASR; Jim seconds and the motion passed.

IX. NEW BUSINESS

The following New Business items were discussed:

Governing Document Review

Existing Documents Review: The Board and Management reviewed the existing HOA Governing Documents as well as the time frame in which they were adopted.

Document "clean up"; The Board and Management discussed "cleaning up" some of the documents. When the Bylaws were amended and restated, the Bylaws include some policies that negate the need to have a "separate" policy. In order to remove "redundant" policies, an option to proceed is to remove the following "separate" policies, as they are already stated in the "more recent" bylaws.

Upon discussion, The Board agreed to have Kevin and Jim work together to review all of the documents and make recommendation to Board on any needed clean up items.

House Rules;

The Current House Rules were created in 2000. Based on current needs of the complex, the Board is working to review and make updates to the House Rules. The following House Rules discussion items took place:

Parking; The Board discussed parking items as follows:

-Storage; the Board discussed vehicle storage and the length of time a vehicle can be “stored” on site at Summit Yacht Club without being moved. Joy moved that vehicles may be parked for up to 2 weeks without being moved; Kate seconds and the motion passed 4 votes to 1 (*it is noted that 2 weeks is permitted except in the instance of required vehicle moving for snow removal purposes as vehicles must be removed from the parking lot for snow removal in the event 3 inches or more of snow is received*). The Board further went on to clarify the definition of “movement” as it pertains to vehicle storage; upon discussion, Joy motioned that movement of a vehicle to another parking space constitutes a move; JC seconds and the motion passed 4 votes to 1.

-Motorcycle parking; the Board discussed motorcycle parking at Summit Yacht Club. Upon discussion, Doc moved:

- motorcycles count as vehicles and are subject to all rules pertaining to vehicles
- no motorcycle parking at Summit Yacht Club from November 1 – April 30th
- to establish a “motorcycle only” parking spot next to the dumpster with a sign stating “motorcycle parking only, May 1 – October 31
- motorcycles parked in the designated motorcycle only parking spot do not need a parking permit

Joy seconded and the motion passed 3 -2.

-Assigned parking; Jim proposed the idea of implementing “assigned” parking at Summit Yacht Club. The Board discussed the advantages as well as concerns. The Board agreed to table this discussion.

-Definition of “air space”; The Board wishes to define “air space” in the documents. The definition of “air space” will be added to the House Rules; the 1 bedroom units have “1 air space” and the larger “up and down” units have “2 air spaces”.

-Parking permits, number per unit; The Board discussed the number of permits issued per unit. Kate moved that there is 1 parking permit assigned to each air space; Doc seconded and the motion passed 4-1.

-Parking permits, system; the Board discussed the parking permit system as well as ideas for improvement. The Board agreed:

- issue new parking passes each year (to be issue fall/ early winter)
- new passes will be a different color each year
- new passes will be issued with unit number on them
- new passes will be issued with label “1 of 1” or “1 of 2” or “2 of 2”
- new passes will have an ID number on them for tracking
- there will be a \$50 per permit charge for replacement of lost passes
- RFID parking permit system will be investigated

-Parking enforcement; the Board discussed parking enforcement. Upon discussion, the Board agreed to the following violation schedule:

-First violation; warning sticker is placed on vehicle and license plate logged

-Second violation; warning sticker is placed on vehicle, license plate logged and the right to install a parking "boot" is reserved

-Third violation; warning sticker is placed on vehicle, license plate logged and the right in install a parking "boot" or tow is reserved.

-Additionally, if the unit number associated with the parking violator is determined, fines can be assessed against unit Owner per the Covenant and Rule Enforcement policy.

-Parking "Boot"; the Board authorized SRG to purchase up to \$1000 worth of boots.

-"Boot release"; once a parking boot is placed on a vehicle, the cost is \$100 flat fee plus \$50 per day that the boot is on the vehicle; the boot is subject to release only during normal business hours and there is no guarantee on response time.

-SRG Management and Board member Jim Margolis were authorized to carry out parking enforcement procedures.

Pets; The Board discussed rules regarding Pets. Overall existing rules remain in place.

-What constitutes a dog barking complaint? ; the Board discussed parameters of what constitutes a dog barking complaint. Upon discussion, the Board agreed that a complaint from 3 different residents constitutes a dog barking complaint. In addition, verification by manager or a Board member constitutes evidence.

Signage; The Board discussed adding additional signage to include:

-Additional/ re-worded signage with regard to parking

-New signs added to the side of each unit entry door to state:
"No Smoking" and "Parking Permits Required"

The Board agreed to discuss this further.

X. EXECUTIVE SESSION

The Board entered an Executive Session to discuss legal actions.

XI. NEXT BOARD MEETING DATE

The next Summit Yacht Club Board of Directors meeting will be held Friday December 1, 2017 at 3:00 pm.

XI. ADJOURNMENT

The meeting was adjourned at 6:05 p.m.

Approved: _____ Approved _____ Date: _____12-1-17_____