

BAY CLUB BOARD OF DIRECTORS MEETING
March 29, 2018

I. CALL TO ORDER

The meeting was called to order at 1:01 pm.

Board members in attendance were:

Janis Taylor
Randy Beeson
Karlyn Vasani
Lynn Butts
Rick Poppe (via telephone)

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

II. OWNERS FORUM

Notice of the meeting and the agenda were posted on the website. No Owners, other than Board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

Randy moved to approve the minutes the January 19, 2018 Board Meeting as presented. Lynn seconded and the motion carried.

IV. FINANCIALS

A. The Board reviewed the financial report as of November 30, 2017 close as follows:

Balance Sheet

- 1) Operating Cash balance \$ 24,268
- 2) Reserve cash balance \$ 44,090
- 3) Reserves -5 CD's \$175,879
- 4) Total owner's equity \$244,943
- 5) All owner dues are current, except one, which has subsequently been resolved. SRG will review the collection policy and confirm that late fees are being assessed. It was noted that Bay Club's dues billing is on the first of the month, and ACH is deducted on the 15th of each month.

Net operating Income

- 1) Net operating expenses are favorable to budget by \$4,078.
- 2) The primary positive variances are in utilities and snow removal.
- 3) With the current lack of snow and warm conditions, the HOA Net Operating Income could remain positive to budget for the year.
- 4) Randy proposed that \$1,000 be moved from Snow Removal in Operating into the Winter Contingency in Reserves. This will be decided after the fiscal year ends, and April financials are finalized.

Net operating reserves

- 1) Net operating reserve income of \$58,533 is slightly positive budget by \$204. This is due to increased interest income. All monthly contributions have been made in accordance with the budget.
- 2) The reserve expenses are over budget by \$17,385. Nothing has changed during this quarter.
- 3) At fiscal year-end, it is anticipated that reserves will remain negative to budget by approximately \$13,000.

2018-19 Budget discussion

- 1) Xfinity – After reviewing the proposal, the Board agreed that HD would be added to the contract.
- 2) Landscaping – The island project put the HOA over budget for this fiscal year. Randy asked if the board would like boulders to be moved from other areas of the complex, and be placed in the island. Karlyn asked if the cost of moving the rocks would be paid from operating or reserves. Randy reported that this expense would be paid from reserves. The board agreed that these rocks would be moved to the island.
- 3) Upper Decks – An engineer will be hired to evaluate the upper decks. SRG will inform Bill and Janis when the engineer will be in Summit County again. This cost in the reserve budget will be determined after the on-site visit from the engineer.
- 4) Asphalt Repairs – SRG will inquire from A Peak Asphalt the life expectancy of the asphalt. SRG will obtain crack fill and seal coat bids and pass them along to the board. Discussion ensued regarding a possible solution to the condition of the asphalt on the north side of the complex. A Peak reports that the icy conditions on that side are caused from the snow from the roof. He recommends placing a dry well at the bottom of each downspout to collect roof snow as it melts. There would be a total of 6 dry wells. Randy asked if the gutters could be re-routed to feed three downspouts, and only three dry wells would be necessary. This would be a cost savings to the HOA. SRG will ask A Peak if this would be possible. Kevin suggested placing timers or thermostats on the heat tape to regulate them. SRG will obtain a price for the timers and thermostats.
- 5) SRG will determine the following:
 - a. Is it possible to go from 6 to 3 downspouts?
 - b. SRG will obtain estimates on utility costs with the installation of the additional heat tape.
 - c. SRG will obtain locates for utilities.
 - d. SRG will determine the cost of timers and/or thermostats.
 - e. SRG will have an electrician determine if there is enough electricity to run the heat tape on the north side of the building.
- 6) The board looked at the ala cart version of the proposed budget with HD.
 - a. Randy stated that a reserve study is a best guess as how to pay expenses when they come due. It is a tool and not an exact number.

- b. Randy recommended increasing the annual reserve contribution by \$2,500. After discussion, the board agreed that this will be considered after asphalt costs are determined.

After discussion, the board approved the financial statements as presented.

V. MANAGING AGENTS REPORT

A. Completed Items

- New hot tub filter housing cover was installed
- Sent owners an email regarding postage costs
- Straightened up basin

B. Pending Items

- Sign installation is pending
- Interior Modification Guideline is pending

VI. MOTIONS VIA EMAIL

There have been no actions via email since our last board meeting.

VII. OLD BUSINESS

- A. Bay Club Sign – The Sign Shoppe will place the sign in the Spring. The holes will be dug by Sanchez Builders at a cost of \$650.
- B. Update on Postage Costs – there are three owners who prefer mailed statements. They will each be billed \$12 in May for these costs.
- C. Parking on Property – The board discussed illegal parking on the east parking area. Signs will not be placed now.
- D. Town / Silengo Path – Rick reported to the board that he will have an update on the path next week. SRG will send Rick Tom Silengo's cell number. Rick will talk to the town regarding the path upon his return.

VIII. NEW BUSINESS

- A. 2018 Disclosure – it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA's website.
- B. Remodeling Policy
 - a. Flooring – Rick suggested hiring a sound engineer to create a scope for Bay Club flooring. SRG will hire a sound engineer to evaluate the existing floor and recommended noise level for all three buildings.
 - b. An updated version of the floor policy will be sent to owners with the Annual Meeting notice, if available. It will also be available at the annual meeting as well as mailed with the post meeting mailer.
- C. Running Toilets – owners are reminded that any running water needs to be reported to SRG.
- D. Water Heater Replacement – Otto is checking those units whose water heaters may need replacement. SRG will update the list and send owners an email if theirs needs replacing.
- E. Insurance – The board approved the 2018-19 insurance proposal from Farmers Insurance.

- F. 2018 Annual Meeting Notice – The board reviewed the 2018 annual meeting notice. Several changes were made and this notice will be sent to the Board for email approval.
- a. The social list will be available at the annual meeting.
 - b. Forms will be distributed at the meeting to determine who would like their contact information to be placed on the website.
 - c. There will be a get-together in the basin following the annual meeting at 5:00 pm. Owners will be asked to bring a dish to share, as well as their drinks.
 - d. Bob and Carol Faust will be asked if they would like to schedule and organize an owner work day.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on Saturday, June 16, 2018 at 1:00 pm.

X. ADJOURNMENT

With no further business, at 3:06 pm, Randy made a motion to adjourn the meeting. Janis seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____