

Bay Club

Board of Directors Meeting

Date: 07.30.2014
Place: Alpine Bank Conference Room
Time: 4:00 PM
Minutes Recorded By: Pat Miller

Call to Order

4:00 PM

Attendees

Board members present: Janis Taylor, Randy Beeson, Laurie Helmick, Craig Kinney and John Fleming. Pat Miller, Community Association Manager; Jon Obel, Area Community Manager; and Bob Towne Property Manager represented Wilderndest Property Management. Owner present: John Grossman.

Minutes

The June 21, 2014 Board Minutes were presented for review.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the minutes of the June 21, 2014 Board Meeting were approved as presented.

Financials

As of June 30, 2014:

Balance Sheet

- Total Assets - \$188,072.73
- Total Liabilities - \$9,197.50
- Total Members Equity - \$178,875.23

Income Statement

- Year-to-Date Total Operating Income was \$22,508.83. Year-to-Date Total Operating Expenses were \$22,450.66. The Year-to-Date Total Operating Net Profit was \$58.17. Year-to-Date the budget had projected to be at a \$2,983 Operating Net Profit.
- The Year-to-Date Total Reserve Income was \$5,762.87 and there were no Reserve Expenses.

Property Management Report

- Stone was delivered last week and Lucy spread most of it on the front entrance ways and walkways.
- Painting of steps and touch up painting is nearly complete. The Property Manager and the contractor will do a walkthrough of the project before payment.
- Hot tubs have been running well.

- Raccoons are getting into the recycling and dumping trash everywhere. Property Management is looking into a latch for the recycling bin.
- The landscaping is looking real good – the grass is green.

Business

208 Long Term Lease – A long term lease was discussed for Unit 208. Bighorn is willing to let this unit out of their contract on August 31, 2014. Property Rental Solutions was suggested as a long term rental company.

RESOLUTION: Upon motion made, duly seconded and four to one, the Board approved a contract with Property Rental Solutions for the long term rental of unit 208 which will begin September 1, 2014.

Ground Squirrels – The problem with ground squirrels on the property was discussed. No action will be taken at this time and the damage from ground squirrels will be assessed at the end of the season.

Cutting Trees – An owner from a neighboring HOA requested that she be allowed to trim trees on Bay club property since the trees obstruct their view. An owner at Bay Club also requested that trees be trimmed. The Board decided that neither request would be approved. A letter will be sent to both owners.

CDs – The purchase of additional CDs was discussed. The Board agreed to purchase two individual CDs in the amount of \$25,000 each. The term for each CD will be one year and yield the best interest available.

109 Update – The work in Unit 109 is near completion. WPM did the insurance coordination and will be paid by the HOA for the 12 hours they invested. The HOA deductible of \$5,000 was discussed.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Board approved billing the HOA deductible of \$5,000 back to the unit owner.

Vendor Selection Requirements – The vendor selection requirements was explained by WPM. Vendors that work on WPM managed properties are required to fill out a vendor packet with proof of adequate insurance. It also requires that Wildercrest Property Management and the HOA are listed as additionally insured. This protects both the HOA and the management company.

Asphalt Project – A change in the scope of work for the asphalt project was discussed. A Board Member felt strongly that the new scope of work which eliminated the concrete pan and used regrading would be a better solution. The Board approved the new scope of work and a new contract will be requested.

Children – The behavior of some children at the HOA was discussed. The concerns included jumping on bins, climbing on rails and tying a dog up in the basin area. A letter will be sent to the owner addressing these concerns.

Inspections – Inspections are performed bimonthly on units that have signed on to the program. The inspections are not mandatory. The Board requested that the inspectors stay in the unit until toilets have refilled and always turn the heat back to 65 degrees. There will also be a yearly inspection of all units by a licensed plumber.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Board approved mandatory bimonthly unit inspections.

Crawl Spaces – It was noted that the crawl spaces in the two bedroom units have no insulation and no vapor barrier. WPM will look into insulating these crawl spaces during the winter.

Marijuana Policy – The use of marijuana in common areas was discussed. Amending the Declaration to include a nuisance policy that would address many issues was also discussed. A survey will be sent out to owners soliciting their opinion on the issue.

Other Business

- The fire rack will be sold and the money put back in the HOA.
- The possibility of placing another lien on Unit 208 will be discussed with the attorney.
- Noise and dogs barking from Mountain Meadows HOA was discussed.
- Violations – Owner will receive a courtesy warning letter for a violation. If the violation is not corrected in 10 days a fine letter will be issued.

Owner Forum – An owner discussed the condition of Country Kitchen including discarded mattresses and trash. He has made a call to officials on this issue. The owner is also concerned with trucks parked on the land next to the Shell station on the Dam Road because it is unsightly. He requested the Board write a letter to the Colorado Department of Transportation about trucks being parked on this easement. The Board cannot act in this capacity but was okay with a letter coming from owners.

Date of Next Board Meetings

September 15, 2014 4:00 PM
January 26, 2015 4:00 PM
March 23, 2015 4:00 PM
June 20, 2015 4:00 PM

Adjournment

The meeting adjourned at 6:55 PM.