

Bay Club BOD Minutes  
1:30pm - August 26th, 2016  
701 N Summit Boulevard, Level 3, Frisco CO 80443

### **Call to Order**

- 1:31pm called to order

### **Roll Call**

- Board members in attendance, Craig Kinney, Karlyn Vassan, Randy Beeson, Lynn BUtts, Janis Taylor
- Owners in attendance, Mary Kinney, John Grossman, Lynn Beeson
- Wilderrest in attendance, Ben Sloman, Community Association Manager, Bob Towne, Property Manager

### **Approval of Previous Meeting Minutes**

- [June 18th 2016 minutes](#)
- Change the minutes from June 18th 2016 to include thanks to Nancy Lange for her time on the board

### **Meeting with Deborah Shaner, City Council member on town connectivity issues**

- [Link to Town of Frisco survey](#)
- Lake hill is of great concern for everyone in Frisco
- Traffic is a concern, Lake Hill will need Frisco water - that is the leverage
- Council will be doing information sessions and be meeting with residents
- Connectivity study still has not been completed
- Janis was names liaison with Town of Frisco
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### **Financials**

- [July 2016 EOM](#)
- Balance sheet is good, nothing to comment except the CD renewal
- Income statement - and +ve are opposite, ~\$1000 over budget YTD
- **RESOLUTION: A motion was made seconded and unanimously approved, to approve the financial report presented by Randy**
- Bank CD Renewals
- **RESOLUTION: A motion was made to reinvest the CDs for an 18 month term, seconded and unanimously approved.**

### **[Management Report](#)**

Bob spoke about all the current and finished projects since the last board meeting in June.

### **Old Business**

- Update on plumbing leaks - Units 114 +205
- Update on roof replacement - Turner Morris will be out in September to evaluate
- Update on Remodeling policy/plan
- Milton changed boiler - please give the inspection report / GR electrical repairs, remodel / 211 kitchen remodel, plumbing 201/101/208/207/116/216/211
- Update on island removal/overhaul - Island 1
- **RESOLUTION: A motion was made to leave the landscaping and weeding until spring 2017, seconded, and unanimously approved.**
- A motion was made to use Ceres to completed the weeding and landscaping work next spring in the amount of \$500. There was no second made.
- The board will review the bid from Ceres at the next board meeting for the \$500.
- Update on Fire suppression leaks - WPM will get a bid on the fire suppression system and life left on the system
- Water Heater/Hoses Replacement - Board asked to send an email to Bob Strong to advise this has been completed, this has been sent 8/26/2016
- Stone Repairs - its taking longer than expected as there is sheetrock rather than plywood behind the stone, Bill will inspect the work when completed
- New Bay Club Sign - Karlyn will look into this
- Snow Removal Contract - price will stay the same, we are waiting on the contract to come in from Snow Fighters (Joe Banks)
- Island 1 - Lucy removed/re-sodded the island for \$1800. She was accidentally paid by WPM before the work was approved.
- Fire suppression leaks - find out if there is a way to contain the leaks short of replacing the pipe if the system is operational.
- Bay Club Sign - Another property of Bob Towne's recently had a new wood sign. He will report on cost + quality

### **New Business**

- [Discussion of leak in unit 114 and how it may affect other units](#)
- Explanation of proper response to water leaks by Wildernest
- Discussion of reserves - we talked about the asphalt, roof, siding and painting, main discussion on the present condition of the roof reserves and need to discuss this further in the following meetings
- **RESOLUTION: A motion was made to pay Janis to pay for the table replacement at the basin, seconded and unanimously approved**
- Caps on the stone columns comes out of Reserves
- Unit 208 presented three repair bills for issues found during remodeling they feel are HOA responsibilities.
- Sheetrock damage around picture window caused by roof leak
- Mold issue caused by nails from neighboring unit into a waste pipe in the common wall
- Mold issues caused by improperly designed clothes waster waste pipe inside the closet wall

- The owner would like the board to consider each issue separately and vote on reimbursement. They will send pictures and reports from the plumber on each issue. Since the owner is on the board, he will recuse himself from the discussion and vote.
- Establish an Architectural committee to keep the owners informed, Janis Taylor will be the chair of this committee. Lynn Butts, Janis Taylor and Bill Erdkamp

**Date for Next Meeting**

January 9th at 2pm

**Adjourn**

Adjournment at 5:12pm