

Bay Club Agenda  
January 8th, 2016  
2:30pm 701 N Summit Boulevard

**Roll Call:**

**Directors in Attendance: Janice Taylor, Craig Kinney, Randy Beeson, Nancy Lange, Karlyn Vassan**

**Owners in Attendance: JB and Mike Hausig (Unit 105)**

**In Attendance from Wilderrest Property Management:** Matt Szmyd, Area Community Association Manager; Ben Sloman, Community Association Manager; Bob Towne Property Manager; and Brent Hunstad, Community Association Manager

**Call to Order**

The meeting was called to order at 2:33 PM MST on January 8, 2016. With five Board Members in attendance a quorum was established.

**Approval of Previous Meeting Minutes**

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, the 2015.8.20 Board Meeting Minutes were approved as presented.**

**Owners Forum**

**1. Financials**

- A. Asphalt Reserves - Craig discussed A Peak and Bruce, 10-15 years lifespan current driveways, cannot do an overlay, expected to be over \$55k as previously thought, use of infrared machine to cut and reapply the seams could extend the life beyond the current estimate.
- B. Operating expenses were shown and approved as presented

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, move \$500 from Grounds and Parking Maintenance 50360 to Landscaping Reserves 60100 the management report was approved as presented.**

**Motion to cancel this !!! THIS MOTION WAS RESCINDED LATE IN THE MEETING.**

**Management Report**

- 2. Bob talked about roof inspections, hot tub, roof snow removal, heat tape, and generally everything is as expected.
- 3. Randy talked about needing the cost and timing as it's very difficult to budget and plan

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, the management report was approved as presented.**

**4. Old Business**

- A. Plumbing Inspections & Replace/Repair Deadline - Insurance premiums are lower because we are completing inspections and asking owners to fix plumbing issues and water heater/boiler replacements.

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, date for compliance has changed from June 1st, 2016 to August 31st, 2016 for replacing water heaters and installing braided lines.**

- B. Condo Development / Recreation Path - Bill Efton came out and spoke with board, advised that a study has been funded to create the recreation path, town is completing a connectivity study
- C. Landscape Committee Report - Committee has a phased plan to fix up the island's, committee obtain multiple bids with multiple options and came to approximately \$15000.

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, we allocate up to \$3000 in 2016 for the landscaping committee to remove 5th island.**

- D. Dues increase - Will calculate the dues increase based on the 2016/2017 budget

5. New Business

- A. Fire Sprinkler System Leaks - All 6 garages in 114 building are leaking glycol, get bids for inspections and recommendations on better seals or replacement
- B. Discuss unit owner keys - 101 and 202 do not accept master key
- C. Discuss cold sensor in unit 216 - WPM will send the owner a letter to reinstall the freeze alarm at his own expense. If the owner does NOT comply within one month, WPM will have Superior install the freeze alarm and will bill the owner

6. Annual Budget

Randy will work with Ben, Bob and Kristol to create the 2016/2017 budget

7. Date for Next Meeting

3pm, April 1st 2016 at 701 N Summit Boulevard, Frisco CO 80443 - **Changed to April 4th at 8am**

8. Adjourn

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Bay Club Board of Directors meeting was adjourned at 4:22pm January 8th 2016.**