

# Bay Club

## Pre Annual Board of Directors Meeting

Date: 06/08/2012  
Place: Frisco Town Hall  
Time: 9:00 AM  
Minutes Recorded By: Pat Miller

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### Call to Order

9:00 am

### Attendees

The following Board members were present: Mimsi Milton, Laurie Helmick, Craig Kinney, Janis Taylor, and Randy Beeson. Pat Miller, Community Association Manager; Jon Obel, Area Community Manager; and Cam Bosson, Property Manager represented Wildercrest Property Management.

### Owners Forum, Comments, Concerns

No owners present for comment as they will be attending the Annual Meeting immediately after this Board meeting.

### Approval of Previous Meeting Minutes

The minutes of the March 9, 2013 Board of Directors were reviewed.

**RESOLUTION: Upon motion made, duly seconded and passed unanimously, the minutes of the March 9, 2013 Board Meeting were approved as presented.**

### Financials

The financial statements and the Delinquency Report as of April 30, 2013 were reviewed.

**RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the April financial statements were approved as presented.**

### Budget

The 2013 – 2014 Budget was reviewed. There will be no dues increase and only \$8,000 is scheduled to be spent from reserves this calendar year.

**RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the 2013 – 2014 Budget was approved as presented.**

### Property Management Report

The PM report was reviewed. See attachment.

### New Business

Water damage from leaks was discussed. The Board will investigate options to require owners to adhere to the risk management techniques recommended by the insurance company. Inspections and charting data on each unit may be an option put into place in the near future.

### Old Business

An update was given on Unit 208. The sale of the unit has been delayed again so Bighorn will be asked to continue renting it and sending the HOA's part of the rent to Wildernest. The possibility of getting legal advice was discussed.

### Adjournment

Adjournment was called at 9:54 a.m.

# **BAY CLUB**

## **Property Manager's Report**

### **June 7, 2013**

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- With the exception of the unfortunate events last fall in unit 215 it has been a fairly uneventful year. We did not experience any major issues related to snow removal or, the existing snow melt systems located on the roofs and gutters.
- Repairs were facilitated to the fire suppression system for unit 211 in April immediately upon the discovery of a very minor leak.
- The re-keying project of the storage areas is wrapping up over the next few days. All but 4 storage areas have been keyed to accept the properties master system to ensure access in the event of an emergency.
- Trash walks and hot tub inspections continue to be performed on a daily basis. We are pleased to report that all systems on the hot tub are in excellent working order.
- Spring clean-up efforts are nearly complete at this time and the spring start up is well underway. Irrigation systems have been activated and while there are a few minor repairs to be performed, there are no major issues to report. Overall the irrigation system appears to be in excellent working order.
- Over the course of the next few days seasonal pruning of the trees and shrubs will be performed to control any overgrowth. Fertilizer containing a pre-emergent to help control the dandelions will also be applied to all turf areas.
- Spring projects will resume upon the completion of the spring checklist to include the installation of the signs at both sides to the bridge. Sanding of lower staircases in buildings 112 and 114 will also resume as well as the application of waterproofing to the upper decks in accordance with the annual rotation.

Thank you for the opportunity to serve the community and we look forward to a great summer season.

Cam Bosson