

***Chateau Acadian
Board of Directors Meeting Minutes
April 14th 2007***

The meeting was called to order by President Andrew Pollock at 8:00 am. Additional board members present were Dennis Minchow and Paul Johnson. A quorum was present. Peter Schutz and John Crowell were present on behalf of Summit Resort Group. No owners were present for any owner forum comments.

- 1) The minutes of the Saturday, February 3rd, 2007 board meeting were distributed. A motion was made by Dennis Minchow, 2nd Paul Johnson to approve the minutes as written. The motion passed.
- 2) The financial report was the next item of business. Year-to-date Balance Sheet and Income Statement with budget comparison were reviewed. Peter reported that the last outstanding special assessment had been paid. Andrew explained why the wireless expense was over budget. Summit Resort Group was asked to look into year-to-date insurance expense (over budget) and snowplow expense (under budget) also to reclassify the major hot tub repair to clubhouse repairs and maintenance. Paul Johnson moved to accept the financials, 2nd Dennis Minchow. The motion passed.
- 3) The managing agents report was the next item of business. John Crowell went over the items completed as well as others.

Paul mentioned the difficulty he was having in locating a replacement thermostat, which could be related to a code change. He will keep the board posted.

A request from the owner of 107 to have the exterior spigot adjacent to his unit removed was brought up and discussed. The freeze up that occurred this year was not caused by the spigot. Discussion followed and the request was denied. Summit Resort Group will write the owner a letter to advise that a Styrofoam cover will be installed.

Johnny brought up the need to replace the jet caps on both hot tubs. The board authorized purchase of 15. Paul will look at fixing the snow blower (new pull cord). Johnny will power wash the parking lot.

- 4) Dennis gave the Rice Ditch report. The request to the water court is in progress. A procedural problem with proper notice has been corrected.
- 5) Under old business – Changing the code on the lockbox for the owners lounge was approved. New code will be 1965. Summit Resort Group to mail to owners in advance.

The contract to inspect the fireplaces and sweep the chimneys to be done by Service Monkey was approved.

Power for exterior car heaters was discussed. It was agreed to have the electrician working for Andrew look at the electrical power to see if any modifications and more outlets could be added. Johnny advised that a GFI breaker had been installed on the back porch and he would install one on the sign to use for the Christmas lights.

- 6) Under new business – Peter brought up an issue with roaming charges on Johnny's cell phone, which are costing between \$50-100 a month. He is investigating ways to solve the problem.

Paul offered his dining room set as a donation for the west common area kitchen, which the board accepted.

The next board meeting was scheduled for Saturday, June 9, 2007 (June 8th social event). The board will also meet Friday, July 13, 2007 at 6:00 pm prior to the Annual Meeting. The meeting adjourned at 9:45 am to do an exterior walk around.