

**FROSTFIRE CONDOMINIUM ASSOCIATION**  
**Board of Directors Meeting**  
**July 27, 2007**  
**Keystone, Colorado**

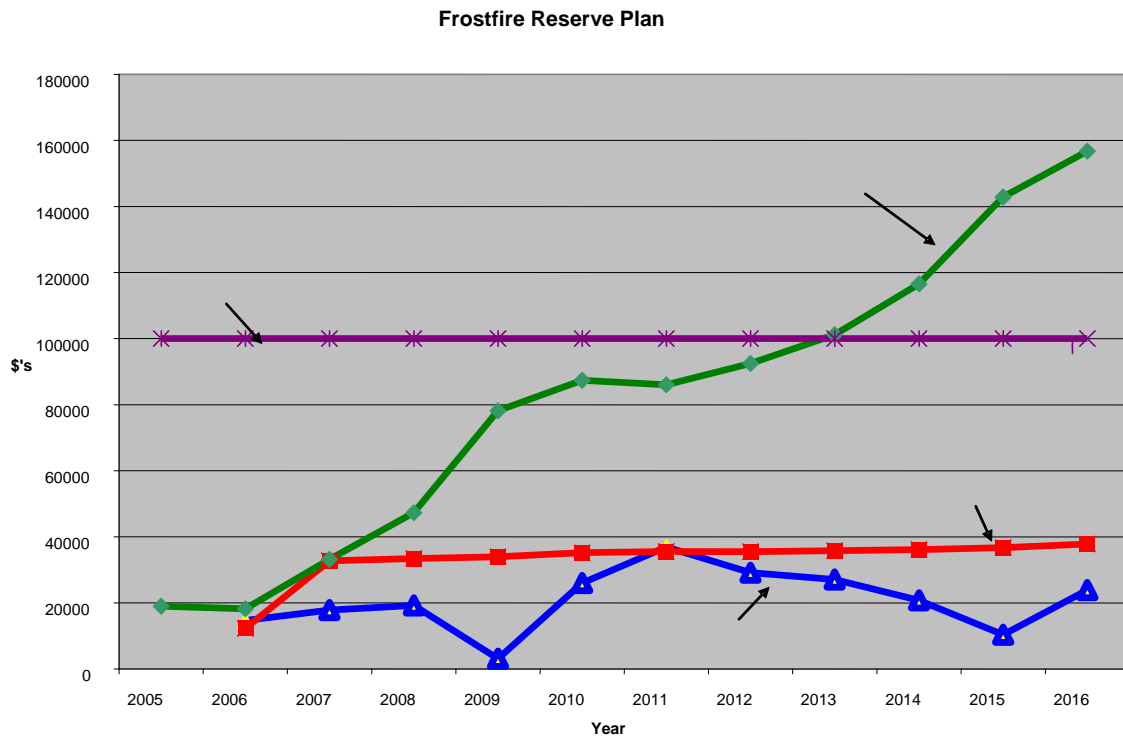
Board members present were:  
Ron Fiedler, Mary Parrott and Merrel Miller.

Representing Summit Resort Group were Kevin Lovett, Peter Schutz and John Crowell.

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- I. Call to Order; 1:00 pm**
- II. Owners Forum** – The meeting was advertised on eth website; no owners, besides Board members, were present.
- III. Approve Minutes from 4-24-07 Board Meeting** – Minutes were approved as presented with one spelling correction.
- IV. Financial Review-** Merrel Miller provided the following Treasurers Report (Merrel will present the report to the owners at the 2007 Annual Owner meeting as well):
- 2006
- Operating cash on hand on 12/31: \$8163
  - Reserve cash on hand at 12/31: \$18,237
  - 2006 year-end budget highlights:
    - Ended year with an over-expenditure of \$8954
    - Over on Utilities (gas +\$1505, electricity +\$1522)
    - Over on Repairs (including snow bars installation +\$3605)
    - Legal fees (wetlands issue +\$2212)
    - We increased budget to cover escalating utility costs
- 2007
- Operating cash on hand through June: \$5464
  - Reserve cash on hand through June: \$19066
  - 2007 year-to-date through June highlights:
    - Overall slightly over budget (\$255)
    - Under on utilities (didn't escalate as fast as we thought -\$1204)
    - Over on internet (had to have a separate FF account +\$1243)
    - Over on satellite TV (installation of new equipment +1099)
    - Over on Overall Maintenance (Big item was roof snow removal +888)
    - Under on landscaping(Mary did good job last year -\$917)
- Reserve Status
- Highlights:
    - Increased reserve contribution to \$27,000 annually to move towards short-term goal of \$100,000
    - Plus additional \$5028 as part of the satellite system payback for 2007

- 2007 capital projects:
  - resurfacing the parking lot
  - replacement of concrete curb
  - installation of snowbars on B,C, & E Bldgs.
- Planned 2008 projects:
  - Stain east side of building
  - Brick walkway repair/replacement



### Summary

- We're in good shape on this year's expense budget.
- We continue our track record of no delinquent accounts!
- We'll need to keep a close eye on utilities that are now offsetting higher costs for internet and satellite TV.
- We expect to be at about \$33,000 in reserves by the end of the year..
- As we get further out and closer to some major expenses like roof replacement/repair, we may want to increase the amount we put into reserves.

**V. Managing Agents Report – Kevin Lovett reported on the following items:**

Completed Items

-Roof snowbar installs at B, C and E bldgs.

\$6400

-Asphalt work in parking lot (crack seal, seal coating and re-striping)

\$6515

-Concrete curb replacement

\$4350

-Hot tub covers replaced

\$819

-Property Management contract

-Stain dumpster enclosure

-Touch up painting

-D bldg. entry repairs

-Dirt leveling at front bed

Discussion items

-Additional Satellite TV channels, more requests- As discussed before, we have maxed out our existing equipment. We can not add more channels without investing approx. in equipment of \$600 plus the cost of each additional receiver (\$135 ea) (plus the ongoing monthly fee of additional channels). Upon discussion, it was agreed that the Board does not recommend or intend to add additional channels or incur additional expenses at this time.

Kevin Lovett reported that he received a request from a unit to “trade” the added FSN channel for Altitude in order to get the Colorado Avalanche Hockey games. This will be discussed at the Annual Owner Meeting.

Discussion also took place regarding high definition TV vs. digital vs. analog. It is believed that the FCC is putting into place a requirement that all channel programming must be delivered with a Digital signal beginning in the year 2009. Currently, Frostfire is set up for Digital programming, but not High Definition. SRG will investigate to see if Frostfire is wired for High Definition and if not, what are options for pursuing the High Definition signal.

-Open / closure schedule of hot tubs:

Thanksgiving – April 1 – both tubs will be open

April 1 – July 3 – one tub will be open

July 4 – Labor Day – both tubs will be open

Labor Day – Thanksgiving – one tub will be open

Pending Items

-SRG will be completing the replacement of rotten boards at entry ways

-SRG will complete the replacement of the “bad” deck boards by the E bldg. hot tub steps

-Hot tub repairs to the E bldg. boiler / flue are underway

-SRG will paint the hot tub decks

**VI. Annual meeting agenda, packet review and presentation plan**

The annual meeting packet was reviewed and presentation plan established.

**VII. New Business**

“Place costs where they belong” – The Board discussed the idea of apportioning costs in accordance of where they belong. Currently, all Association expenses are covered by owners dues which are apportioned according to unit square footage. The Board discussed the idea of billing the Internet, Satellite TV, and Sewer expenses on a flat fee basis. Kevin Lovett of Summit Resort Group recommended receiving a legal opinion prior to instituting any changes. SRG will calculate the dues with the billing for Internet, Satellite TV and Sewer on a flat fee basis. The Board will review and discuss.

Tree Pruning – The Board discussed the Aspen tree pruning on the back side of the building. The Board will create a written policy on tree running / maintenance.

### **VIII. Adjournment**

The meeting adjourned at 2:45 pm