

## **Meeting of Chateau Acadian Board of Directors**

Summit Resort Group Office

Saturday, March 10, 2012

8:00 A.M.

**Present:** Dennis Minchow and Jim Schear attended in person, Ed Eitzen via Skype and Russ Bean via telephone. Representing SRG were Kevin Lovett and Johnny Crowell in person and Peter Schutz attended by telephone.  
The meeting was called to order at 8:01 A.M.

**Owners Forum:** Notice of the meeting was posted on the website; no owners, other than Board members, were present.

**Minutes:** The minutes of the 1/14/12 Board meeting were approved as written.

**Financial Report:** Kevin Lovett summarized the financial report as follows:  
Financial Report as of February 29, 2012 close  
February 29, 2012 close financials report that we have \$7,846.40 in Operating and \$49,012.90 in the Reserve Account

February 29, 2012 P & L states that actual expenditures of \$19,422.67 vs budgeted expenditures of \$19,654.00

SRG will report to the Board the final cost of the Hot water heater blankets purchased.

Tax return 2011 was presented, \$0 owed and the returns were signed.

**Manager's Report:** Kevin Lovett presented the following managing agents report:  
Complete Items

Routine upkeep and maintenance

Roof snow removal

Energy Audit items

- heat tape controllers installed

- photocells adjusted

- hot water heater jackets in place

- hot water heater pipe insulation installed

### Report Item

Center bldg front door lock - a lock was installed on the Center Building front door to prevent unauthorized individuals from entering the building.

### **Old Business:**

A. Energy Audit, unit 108

The Board reviewed the Energy Audit completed for unit 108. Findings were similar to those from the unit 107 audit with air leakage being the main issue. The Board agreed to investigate door replacement possibilities in efforts to help correct the air leakage issue. Door replacement discussed below in New Business.

**B. Owner Communication mailer**

The Board reviewed a draft mailer to be sent to all owners with regard the special assessment collected this past year and the uncollected dues from the old owner of unit 114. SRG will revise to include additional detail.

**New Business:**

**A. A Building Owners Lounge**

Dennis Minchow presented an idea with cost estimates to turn the A bldg common area into an owner lounge. This would consist of enclosing the area, adding 2 doors and furniture/ ping pong table. The idea will be presented to owners at the 2012 annual owner meeting. The Board also discussed the idea of converting the area into livable residence; upon discussion, this idea was dismissed.

**B. Unit Door Replacement**

Based on findings from energy audits, the unit doors are a significant source of heat loss. Unit doors are the responsibility of the individual owners; in efforts to maintain exterior appearance uniformity, owners are required to work with the Board to gain approval before replacing unit doors. A bulk replacement option maybe available to owners which would help to maintain consistency in exterior appearance and offer owners discount pricing. SRG will:

- contact door replacement company to obtain pricing to replace unit doors
- determine quantity of doors needing to be replaced to obtain discount
- prepare survey of owners to determine interest

**Next Meeting Date/ Adjournment**

The next meeting will be held Saturday, June 9, 2012 at 8:00 am in the SRG office.

With no further business, at 9:00 am, the meeting was adjourned.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_