

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

Chateau Acadian Clubhouse

Saturday, July 13, 2013

1:00 pm

### **I. Call to Order**

The meeting was called to order at 1:07 pm. Dennis Minchow, Sandy Sales, Russ Bean, Ed Eitzen and Andrew Pollock were present. Representing Summit Resort Group were Kevin Lovett, Peter Schutz, Deb Borel and site manager, Bernie Romero.

### **II. Owners Forum**

Notice of meeting was posted on the website. No owners, other than Board members, were present.

### **III. Approval of April 27, 2013 Board Meeting Minutes**

The minutes of the April 27, 2013 board meeting were reviewed. Sandy made a motion to approve the minutes as written. Dennis seconded and the motion carried.

### **IV. 2013 Annual Meeting Preparation**

The board reviewed the 2013 Annual Meeting Packet and discussed who would make presentations at the annual meeting.

The board reviewed the cash flow projection spreadsheet. The association did not have to borrow from reserves this fiscal year. Currently \$500 additional is going into reserves each month to catch up from past missed months.

Peter stated that since Chateau Acadian is on their own insurance policy, it may be possible to pay monthly premiums instead of paying it all at once in April. SRG will ask Farmers Insurance if that would be possible and if there would an additional fee. If there is a fee involved, SRG will ask if it could be waived if the payment could be set as an automatic draft. Kevin will explain this during the financial report at the annual owner meeting if it comes up.

Accounts Receivable is current.

#### **Facilities Charge for Renting Owners**

- Two owners sent in their proxy's that they did not want to pay extra facilities charge for renting owners.
- There are extra charges for trash as well as added expense for maintenance of the hot tubs and common areas.
- Peter suggested having an addendum to the lease restricting the number of people in the unit.

- Sandy thought the charge should be \$50 per month for those owners who rent their unit.
- Peter suggested that the tenant or management company pay the \$50 per month facilities fee.
- Russ recommended a \$5 per night fee not to exceed \$50 per month. This fee structure will only be assessed in the winter months (November –April).
- Fee structure could be added to House Rules in Section 6 stating “Owners leasing out their unit will include in their lease a facilities charge of \$5 per day, with a maximum of \$50 per month.” Russ volunteered to draw up the added rule 6E if the owners at the annual meeting agree.

Russ made a motion to amend House Rule 2M to conform to the covenants or if it is not addressed in the covenants, a maximum of 10 occupants in a 4-bedroom unit and 8 occupants in three bedroom units. Sandy seconded and the motion carried.

Parking Passes – Board discussed enforcing parking passes. SRG will post sandwich board signs during the busy time of the year stating “Parking by Permit Only”. Each unit will receive 3 permits.

Russ made a motion to amend 4G of the House Rules to say, “Each unit will be issued a total of 3 permits for parking. All vehicles parked at the project will display parking permit. Non-permitted vehicles are subject to towing at the vehicle owners expense per the managers discretion.” Ed seconded the motion and it carried. Vehicle permits should be displayed at all times of the year.

Sandy asked when the hot tub replacements would take place. The capital reserve states that the first one will be replaced in 2018 at a cost of \$12,000.

Roof inspection – the board reviewed the roof inspection report. The inspection cost of \$250 will be subtracted from the bid price if Turner Morris completes the work. Dennis suggested leaving the anchors if there are going to be holes left in the roof from the removal. Russ made a motion that the proposal from Turner Morris be accepted subject to Kevin talking to them regarding the anchors. Ed seconded and the motion carried.

Debris will be taken off the roof annually and the inspections will be performed every other year

## **V. Next Meeting Date**

The next board of directors meeting will be held after the annual meeting today.

## **VI. Adjournment**

With no further business, Andrew made a motion to adjourn at 2:14 pm. Sandy seconded and the motion carried.

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

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