

**DRAKE LANDING CONDOMINIMUM ASSOCIATION  
BOARD OF DIRECTORS MEETING**

Saturday, November 19, 2011-pre-annual BOD meeting

**I. Call to Order**

The meeting was called to order at 9:10 am. Board members present were Bruce Anderson, Paul Dunkleman, Tom Silengo and Karen Fitzpatrick. A quorum was present. Representing Summit Resort Group were Peter Schutz and Deb Borel. Mike with Premier Property Management was also present.

**II. Approval of Minutes**

The next item of business was the review of the October 14, 2011, Board meeting minutes. Karen made a motion to approve the minutes as written. Paul seconded and the motion carried.

**III. Other Matters**

- Conflict of Interest clause-Bruce will email policies to the board for review. Bruce made a motion to review policies and place on the agenda in January. Tom seconded and the motion carried.
- Declarations regarding residential and commercial-Currently Decs have no set differential in dues amount regarding services provided. The goal of the board is to have dues paid proportionately to services provided.
- Insurance-Currently the residential insurance coverage is inclusive and the commercial policy is bare walls coverage. SRG will contact Bob Strong, Insurance agent, and ask him to provide a breakdown of insurance coverage numbers between residential and commercial. SRG will also inquire about liability cost on the hot tub building. An additional policy or addendum (template) will be added to governing documents. This policy will be called "Adjustment to Equalize Services Provided". SRG will obtain bids from Fireman's Fund, Travelers, American Family and Farmers Insurance before current policy expires on April 1, 2012. Goal will be to find policy that does not overlap in coverage. All homeowners are reminded that an HO6 policy is recommended for contents of unit.
- Snow Shoveling-Karen asked Mike if snow shoveling could be done later on weekend mornings. Mike discussed that it would not be possible to have snow removal dictated that specifically.
- Low spot in the fountain area-will wait until spring and re-assess repair necessity.
- Boiler-glycol levels good and will not need to be added to boilers this year.

**IV. Next Meeting Date**

Next meeting will be held after the annual meeting for election of directors.

**V. Adjournment**

With no further business the meeting was adjourned at 9:55 am with a motion by Tom and a second by Karen.

Approved By: \_\_\_\_\_

Board Member Signature

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