

**FROSTFIRE CONDOMINIUM ASSOCIATION**  
**Board of Directors Meeting**  
**June 12, 2015**

Board members present were Mary Parrott, and Gary Howard. Bruce Blank attended via telephone. A quorum was present.

Representing Summit Resort Group in person were Kevin Lovett, and Michael Kellett.

\* \* \* \* \*

- I. Call to Order  
The meeting was called to order at 11:00 pm.
- II. Owner Forum  
Notice of the meeting was posted on the website.  
No owners, other than Board members, were present.
- III. Approval of Minutes from the March 20, 2015 Board Meeting  
Bruce made a motion to approve the meeting minutes from the March 20, 2015 board meeting. Gary seconded and the motion carried.
- IV. Financial Review  
April 30, 2015 close financials  
Michael Kellett reported that close financials for April 30, 2015 report \$8,768 in Operating and \$64,829 in reserves.  
April 30, 2015 close reports \$52,501 of actual expenses vs \$59,317 of budgeted expenses; \$6,816 under budget in year to date expenses.  
  
We are currently funded to 50% of our scheduled reserve contributions.  
Reserves contributions will be caught up as the 2015 year progresses.
- V. Managing Agent's Report  
Michael Kellett reported on the following items  
Completed Items – In addition to the day-to-day routine tasks, the following have been completed:
  - Grated stairs secured
  - Hot-tub doors re-aligned
  - Dumpster door repaired
  - Sign base built "no skier parking" sign
  - Hand railings tightened
  - Letter to owners mailed, renter behavior
  - Painting
    - stairs
    - benches
    - dumpster enclosure touch-up  
Report / Discussion Items – the following report items were discussed:
  - Crawl space moisture
  - Pumps restored and monitored daily
  - HP Geotech scheduled to investigate/date pending

-Annual Owner meeting date 7/25; official notice to be sent 6/25

Pending Items

- Grout/trim at building entries
- Post reset behind buildings (bid pending)
- Bike path repairs (on county's schedule)
- Building E gutter repairs
- Paint building A backside of roof
- Brick assessment, repairs

VI. Ratify Board Actions via Email

Mary made a motion to approve the following actions via Email:

- A. 3-25-15 cancel recycling
  - B. 4-13-15 exterior reface design plan
  - C. 4-29-15 Turner Morris roof work
  - D. 5-20-15 Neils Lunceford landscape E building hot-tub
- Bruce seconded and the motion carried.

VII. Old Business

- A. EV charging station (Chargepoint systems)
  - a. Single port (base model) \$4,500
  - b. Dual port (top line model) \$7,800
  - c. \$3-\$4K installation fee
  - d. Annual monitoring service fee \$2 80
  - e. Average cost for EV full charge
    - i. EV- \$3.00
    - ii. Hybrid- \$1.25
  - f. Key Features:
    - i. Restrict and allow users
    - ii. Track revenues
    - iii. "who" is using and "when"

This information will be kept on record. No further action will pursued at this time.

VIII. New Business

- A. Gary discussed the run-off that has been making its way across the bike path, damaging the asphalt, and washing it away in places. He proposed digging a small channel where the water could be diverted which would re-direct the run-off, preventing it from flowing over the path. SRG will have a channel dug in efforts to alleviate this run-off and the damage it is causing.
- B. Irrigation  
Monitoring of the irrigation was discussed. The system will be monitored closely and turned off during precipitous weather.

IX. Major Exterior Reface

- A. Jerry Westhoff Architect design presentation  
Jerry presented to the board 3 design concept options for the front and rear elevations of the Frostfire complex. After review of the designs, and discussion

on materials proposed, which include stone siding, metal siding, and Hardy planks (in replacement of existing wood) the board decided to move forward with a preferred design layout of the buildings which they developed during the meeting. They instructed Jerry to compose a new design concept, which will be labeled as "Option #4." Jerry will design the new option, and provide this to SRG prior to July 1<sup>st</sup>. SRG will collect proposals on the project, once "Option #4" is retrieved from Jerry. This design and cost of proposals will be presented to the owners at the Annual Homeowners meeting on July 25<sup>th</sup>.

X. Annual Meeting

The Annual Homeowners meeting will be held on July 25<sup>th</sup>. Notice of the meeting will be sent of June 25<sup>th</sup>.

XI. Next Meeting Date

SRG will email the Board beginning on July 1st, 2015 to set the next Board meeting date and time.

XII. Adjournment

With no further business, the meeting was adjourned at 12:55 pm.

---

Approved