

Frost Fire Condominium Association Board of Directors Meeting Minutes
5/2/2011

The meeting was called to order at 10:00 am. Board members present - Mary Parrott/ via telephone members Merrill Miller and Marie Keeney. A quorum was present. Kevin Lovett and Peter Schutz were present on behalf of Summit Resort Group.

- 1) The minutes of the 12/3/2010 board meeting were reviewed. Motion to approve Mary Parrott, 2nd Marie Keeney. The motion passed.
- 2) Kevin Lovett gave the first quarter financial report. Balance in operating \$8956 and \$58,016 in reserves. Expenses over and under budget were noted. All transfers to reserves and the hot tub fund have been made.
- 3) Kevin then gave the management company report. He reviewed completed items including adding "15 minute unloading zone" sign. As well as numerous pending spring projects. Touch up painting will be done in a number of areas as well as replacing rotten entry boards/stripping the parking lot/ the interior hand rails will be oiled or stained/ repairing door closures.
- 4) Under old business Mary gave an overview of summer landscaping plans. A new grounds maintenance contractor has been found. She will supervise this new person.
- 5) The proposed list of 2011 capital projects was reviewed. The annual roof inspection and minor maintenance will be done. Additional work of \$2200 was added to exterior painting project and \$2767 approved for installing interior hallway spindles were needed.
- 6) Discussion was held on the status of the E building hot tub. Kevin went over the condition of each of the components- plumbing/ shell/decking and the potential cost to replace. Discussion followed. It was agreed to continue to monitor the condition of the hot tub shell and do the deck replacement when a new shell is installed. The heater and plumbing are in ok condition and should not need to be replaced. The anticipated cost of the new shell and decking is \$20-30,000 and it was agreed to continue the assessment to fund this project.
- 7) Under new business a draft of the tree committee duties and responsibilities was distributed for review. There are five members and Peter agreed to be the lead person to coordinate what the committee is doing. It was also agreed that a committee member or SRG employee should be present when any approved work is to be done. The approved tree policy should be added to the list of duties for the committee.
- 8) The annual meeting will be held Saturday July 30th at 10:00am at the Best Western in Dillon. The next board meeting will be held at an agreed date the week prior.

With no further business the meeting adjourned at 11:00 am.