

Hideaway 3-6-17 Board of Directors Work Session

On March 6, 2017 the Hideaway Board of Directors met for a work session. Dave Diehl, Al Grabenstein and Michael Pickell attended in person; Paul Warbington attended by phone. Kevin Lovett was present on behalf of Summit Resort Group.

The following items were discussed:

1. Waiver of "work day" assessment. An Owner requested waiver of the work day fee on the basis that while she did not attend an official work session, she did complete a number of clean up tasks around her unit throughout the summer. The Board discussed this prior to the work session, via email, and approved the waiver. However, the Owner was informed that in the future, any work requested to qualify for work session must be approved prior to completion by the Board of Directors. Further, additional provisions and clarification will be added to the House Rules with regard to Owner Work Sessions.
2. Rules & Regulations, Section 16, Work Days. The rules and regulations with regard to Work sessions was discussed. Michael and Paul will work together to create draft revised provisions for work days and present to the Board for review at the next Board meeting.
3. Heat tape. The Board discussed the status of the heat tape at the complex. SRG reported that a log is being kept with regard to roof issues experienced this winter to include heat tape related items. SRG will work with a roofing/ heat tape contractor to "map out" all existing heat tape runs and electric power circuits (listing heat tape lengths, volts, year installed, watts pulled along with circuit information such as location, breaker size and watts). It was reported that some sections of heat tape are not working due to failure and / or the fact that the heat tape was not properly hooked up (not connected or in some cases connected, but overloading the circuit). The Board also discussed the areas that have had "hot edge" installed. Budgetary expense figures will be added to the capital plan for anticipated necessary replacement.
4. Sky lights. There are 4 units at the Hideaway with skylights (2 skylights in each of the 4 units 229,231,241,243, for 8 total skylights). The skylights have a history of leaking. Several options for proceeding with the skylights were discussed. Paul will prepare a white paper on risks and exposures for each option for the Board to consider.
5. Rules & Regulations, Section 9, Pets. The Board discussed the section of the house rules with regard to pets. The Board would like to add "no more than 2 pets per unit are permitted". Paul will add this to the section and the Board will review at the next Board meeting.
6. Parking on Common Area. The Board discussed unit 299 parking on common area "to the North" of unit 299 driveway. It was noted that this does not occur in the winter, as the snow prevents it. The Board expressed concern with vehicles parking on "non-improved" landscaped areas not designated for parking. The owner will be told not to park vehicles on common areas not designated for parking.
7. Use of common area by unit 318. The Board discussed an auxiliary concrete pad that was added next to the original concrete pad at the rear of unit 318. It is believed that this auxiliary pad was added to accommodate a hot tub. It is not permitted for individual owners to add concrete pads (or any item for that matter) to common area. The hot tub has been removed. The Board agreed to have the auxiliary concrete pad removed at the HOA's expense. SRG will contact the Owner and coordinate the pad removal and appropriate landscape repair.

8. Governing Documents. Attorney Mark Richmond has reviewed the Association Governing Documents to ensure compliant with current HOA legislature. Revisions to the Collection policy and the Records Inspection Policy were recommended. The Board previously approved the revisions and they have been adopted. There is no further action required on this item.

9. Landscape Documents. The Board reviewed the list of Eagles Nest Master Association (ENPHA) approved landscape plantings. A link to the ENPHA will be added to the Hideaway website. As stated in the House Rules, Owners are reminded that they must receive Board approval prior to making any modification to common areas, to include addition of plantings.

10. Budget review. The Board will monitor the effect of winter expenses (snow removal) throughout the fiscal year to identify expense vs/ budget variances to try and maintain stated projections.

11. First Bank Loan. Al will work to prepare an updated report on the status of the early loan payments as well as updated scenarios with regard to the effects of additional early payments and present at the next Board meeting. Advance payers will be thanked and other owners encouraged to participate as well.

12. Six Month Minimum Rental Policy. The Board agreed not to change the rental term policy. The minimum rental term will remain at 30 days. Paul will add a “severability clause” to the House Rules.

13. Noxious Weed Spraying Program. The Board agreed to participate in the ENPHA noxious weed spraying program. SRG will coordinate this.

14. Work Day Waiver. Attorney Mark Richmond reviewed the work day waiver form and suggested two minor revisions. SRG will send Michael the work day waiver with Mark Richmond edits for review and implementation.

15. Holiday Lights. Per Hideaway House Rules, Holiday lights are to be taken down by January 15th. SRG will inspect the property for units that still have lights up and have them taken down. The Board will further work to define holiday / decorative lights.

16. Post Covers - Phase 3. Turner Morris is working to fabricate a post cover cap; once fabricated, the sample cap will be installed and the Board will review. If deemed satisfactory, the additional needed caps will be fabricated and installed.

17. Update The Fine Schedule. The Board discussed the fine schedule for rules violations and agreed to increase the base fine from \$25 to \$50.

18. Insurance renewal. SRG presented the April 1, 2017 HOA insurance renewal proposal from Farmers. SRG will obtain a premium quote at a \$10k deductible and compare to the current 5K level. The Board will review at the next Board meeting. SRG will also send the Board a sample “Insurance Claims Deductible Resolution” policy for review.

19. Work Day schedule. The Board reviewed the proposed work day schedule as follows:

Saturday, June 17, (full day)

Saturday, July 15, (full day)

Saturday, August 12 (half day)

and either September 9 or 16 (Both Saturdays) (half day) date to be determined later on in the season. SRG will post these dates to the website after confirmation from Ed and John Sellers.

20. Charcoal Grills. The Board discussed adding to the House Rules, Per Summit County, charcoal grills are not permitted on wooden nor composite decks. Charcoal grills are only permitted to be used on ground level concrete or asphalt.