

LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 18, 2019

I. CALL TO ORDER

The meeting was called to order at 4:00 pm.

Board members in attendance were:

Jim Powell- 746B
Patrick Tully- 738E
Dan Robertson- 753B
Marie O’Rahilly- 724C
Joe Breakey- 754A (by phone)
David O’Sadnick- 734B

Owners in attendance were:

Keith Crichton- 762C (by phone)
Gina Luck and Thomas Hogeman- 708C
Tim and Penny Parsons- 730B
Marianne and Dick Candelmo- 724B
William Benson- 727E
Lisa Welch and Ruth Voor- 720F
Toby Layden- 736A
Richard and Ellen Sabby- 741A
Bill Goelz and Melinda Kassen- 732B
Rick Tallian- 701A
Fran Long- 724C
Wendy- 735B
Michelle Regis- 723B
Bob and Elizabeth Gregory-749A (by phone)

Representing Summit Resort Group were Kevin Lovett, Kelly Schneweis and Mark Conley.

II. INSURANCE

Nick Strong from Farmers Insurance attended by phone for the insurance update portion of the meeting. Michele Regis, Lagoon Townhomes Insurance Committee Chair, and Nick Strong reported that the Lagoon Townhomes HOA insurance policy renewed this past January 1, 2019. Nick reviewed the coverage details. Nick noted that Lagoon has a separate D & O (Directors and Officers) insurance policy that renews on April 1, 2019. Nick expressed his appreciation for the Board of Directors attention to risk management and HOA efforts to prevent loss. Nick reported that the Association is insured to \$250 per square foot and the policy is written on an “inclusive basis”, meaning that the HOA policy covers interior unit finishes. Nick reported that the HOA has a \$10,000 deductible. Nick stated that the Lagoon Townhomes HOA policy coverage is “primary”, in accordance with Colorado Legislative requirements, and that if there is a loss, once the damage exceeds \$10,000, the HOA policy will be triggered. At that point, if the loss stems from an item that is the responsibility of an individual unit Owner, then the HOA will bill the \$10,000 deductible back to the individual unit Owner. It is recommended that all Unit Owners have an HO6 policy with deductible

assessment coverage in the amount of \$10,000. Building Ordinance “additional cost of construction” coverage was discussed. The Building Ordinance, also referred to as “code upgrade coverage”, coverage value at Lagoon Townhomes is currently at \$1million. Nick recommended to increase the Building Ordinance “additional cost of construction” coverage to \$2million; the estimated increase in premium would be \$753. Flood insurance was also discussed. It was noted that Mountain West holds the flood insurance policies (not Farmers). It was further noted that the flood maps had been updated this past November 2018 and the remapping has removed Lagoon Townhome Buildings from the flood zone. The Board was in favor of “not renewing” the flood insurance coverage as if the buildings are removed from the flood zone, flood insurance is no longer required. The Board agreed to:

- obtain list of flood insurance policy renewal dates
- contact Mountain West and determine if a refund will be given if flood insurance policies canceled now (if so, pursue cancellation, if not, do not renew)
- inform owners of the status and cancellation / non-renewal
- post information on the website.

It was further noted that insurance information is posted on the Lagoon HOA website. Nick Strong and Michelle Regis were thanked for their efforts.

III. OWNERS FORUM

Notice of the meeting was posted on the website and emailed to Owners.

An Owner noted that there was ice and snow buildup on some roof eaves. It was noted that ice and snow buildup on eaves is common, there is signage on buildings and that ice and snow will be removed in the event a leak occurs.

An Owner inquired as to Summit Resort Group (SRG) contact information; information was given.

An Owner inquired as to the new Lagoon HOA website; information was given.

It was noted that an additional email communication will be sent to all Owners providing information such as SRG contact info as well as website info.

IV. APPROVE PREVIOUS MEETING MINUTES

The Board reviewed the minutes from the November 2018 Board Meeting. Upon review, a motion was made to approve the minutes as presented; the motion was seconded and with all in favor, the motion carried.

V. REGULAR BUSINESS

A. Financial Report:

November 2018 Balance Sheet and P & L were presented. It was noted that December close financials are pending; SRG will send to the Board as soon as received. The financial transition from Wildercrest to Summit Resort Group is underway.

B. Ratify Actions Via Email:

A motion was made to ratify the following actions via email:

Payment of Insurance bill 2019; approved

Replacement of sidearm in 749; approved
1-14-19 Flood insurance obtain certs; approved
1-8-19 unit 720F thermostat repair cost is that of owner; approved
1-5-19 hot tub boiler repairs (and glycol refresh); under discussion
12-18-18 Comcast contract renewal; approved

The motion was seconded and with all in favor, the motion passed.

VI. PROPERTY UPDATE

The following property update items were reviewed:

Baluster replacement; SRG reported that this project is underway beginning with the “do now” list.

Complete: the following balusters have been completed:

720 bldg. – 8 decks

734 bldg. – 6 decks

742 bldg. – 6 decks

Pending: the following unit balusters are pending from the “do now list”;

745 bldg. – start Monday January 21

750 bldg.

754 bldg.

766 bldg.

Summit Color Services submitted a progress payment invoice; upon review, the progress payment was approved to be paid.

Unit 708C requested that their balusters be replaced now and be added to the “do now” list. The baluster spacing will be remeasured and the maintenance committee will review the request.

New parking lot mitigation; This project is believed to be completed and “closed”.

Storm door survey; SRG presented a list of units identified with a “non-compliant” storm door. As previously communicated to Owners, all non-compliant storm doors must be removed by the end of the year 2019 (owners are permitted to install the compliant storm doors, but not required). SRG will send additional reminder to the Owners with non-compliant storm doors.

Plumber bid to install water shut offs in units; SRG is working to obtain a proposal from plumber to install “in unit” water shut off valves. Once received, a mailer will be sent to Owners notifying them of the option to have water shut off valves installed in their units at the Owners expense; Owners will be asked to respond by “x” date if they are interested. Then, SRG will coordinate the install. It was noted that this is a voluntary, not mandatory, option.

Bridge repair/replacement; The “Bridge replacement/ repair” project was discussed. SRG will obtain drawings from Fox Engineering and a meeting of the maintenance committee will take place, on site, to evaluate the options to proceed.

Asphalt/concrete repairs; A walk around inspection of the complex will take place in the Spring of 2019 to establish list of necessary asphalt and concrete repairs to be addressed in 2019.

Boilers; It was noted that Breck Mechanical completes 1/4rly inspection on all boilers. SRG has completed a recent inspection with Breckenridge Mechanical of all of the boiler rooms. A list of maintenance items was presented. Breckenridge Mechanical is preparing a cost estimate to address all items; SRG will send this to the maintenance committee once received.

VII. COMMITTEE UPDATES

Maintenance Committee

The Maintenance Committee provided the following update:

Dept B Common area lights & painting & carpet; The Maintenance Committee plans to walk the Department B buildings, set scope and prioritize. Once the scope is finalized, cost estimates will be obtained.

Retaining wall “landscape cleanup” at 749; It was noted that landscape cleanup is needed in follow up to the work previously completed. The area will be inspected this Spring, scope prepared, and work completed.

Analysis of pool structural beams; SRG was instructed to contact Fox Engineering, obtain the report and determine if any immediate repairs are needed. If no immediate repairs are needed, SRG will ask Fox if we can “close up” the areas in the brick walls and proceed with close up if permitted.

Exterior Building Painting; The Maintenance Committee discussed exterior building to include the “schedule” as well as proposals received.

The painting schedule was reviewed as follows:

2019 “Phase 1”

Buildings #740, 736, 737, 735, 731, 720, 724, 704, 708, 716, 730, 734, 742, 750, 754

2020 “Phase 2”

Buildings # 732, 722, 718, 726, 753, 749, 743, 741, 738, 746, 758, 766, 762

2021 “phase 3”

Buildings # 723, 725, 727, 743, 747, 753, 757

2022 “phase 4”

Buildings # pool, clubhouse, 701/ 703, 739

Updated 2019 bids were presented. SRG will email the Maintenance Committee the proposals received. The Maintenance Committee will review and provide recommendation to the Board for vote at the March 2019 Board of Directors meeting.

New dumpster enclosure across from 747; The removal and replacement of the existing dumpster across from building 747 was discussed. SRG was instructed to obtain drawings for a simple design, similar to the other dumpster enclosure near the

clubhouse building. The enclosure should be designed to have multiple bays, to allow a 6-yard trash dumpster, a 6 yard “co-mingled” recycling container and multiple recycling totes for glass only. The drawing will be presented to the Maintenance Committee and then put out for bid.

766 foundation repairs; The foundation repairs at Building 766 were discussed. An updated proposal from Strategic Fence was reviewed. Upon review, a motion was made to accept the proposal from Strategic Fence; the motion was seconded and with all in favor, the motion passed. SRG will inform Strategic Fence of the awarded proposal and discuss project specifics such as possible “access” across a neighboring property. In addition, prior to the start of the project, SRG will inform surrounding Lagoon Owners of the project.

VIII. OLD BUSINESS

The following Old Business items were discussed:

South easement & fence removal / drainage; This project is believed to be completed.

743 D steps; It was noted that an Owner has installed steps off of the back deck of their unit without HOA approval. SRG will inform the Owner that the steps must be removed by June 1, 2019, or the HOA will remove the steps and rebill the Owner the cost of the removal.

Handrails at hot tubs; The addition of handrails alongside the steps coming down from the hot tub deck was discussed. The Board agreed to have this completed. SRG will coordinate.

Pickleball lines on tennis court; The addition of pickleball lines to the tennis court will be completed in Spring 2019.

Key card system repair/replacement; Locksmith reports that the pool area key fob system is “fixable”, but “complicated”. Efforts will continue to reestablish a working key fob system for pool area access. Once the system is working, Owners will be reissued two key fobs per unit and the punch code system will be deactivated.

Thermostat replacement program; The status of the in unit “WIFI” reporting thermostat install was stated. SRG will continue to pursue.

Animal screens on boiler air outlets; This project is completed.

Cable TV & internet; It was noted that the Comcast contract was approved. Comcast will be installing new equipment in units to complete the “X1 HD” and improved internet service upgrade. SRG will send mailer to Owners notifying them of the install. The install is scheduled to start February 4th, and is expected to take at least 2 weeks to complete

IX. NEW BUSINESS

The following new business items were discussed:

Pool Building Entry Doors; It was noted that the pool entry doors, despite multiple attempts to repair, are sagging. SRG will obtain proposal to replace.

Vehicle maintenance; SRG will have a maintenance service completed on the truck and the skid steer.

Brick repairs; SRG will contact the brick repair mason and line them up for 2019 needed brick work.

Drainage; Drainage repair/ clean out needs will be assessed in the Spring of 2019.

Service Contracts; It was noted that Allied Security and Cintas have requested updated contracts be executed as we result of the management transition. The Board discussed the specifics of the services. Upon discussion, with the addition of the new “WIFI reporting thermostats”, a motion was made to cancel the low temp alarm monitoring portion of the Allied Security contract; the motion was seconded and with all in favor, the motion passed.

X. NEXT MEETING DATE

The next Board of Directors meeting will be held on Friday March 15, 2019 at 4:00 pm.

XI. ADJOURNMENT

With no further business, the meeting was adjourned at 6:06 pm.

Approved: ____3-15-19____