

**LAGOON TOWN HOMES CONDOMINIUM ASSOCIATION INC**

**Board Meeting**

**Date November 16, 2018, 4pm MST**

**PHYSICAL LOCATION**

**Lagoon Town Homes Board Room**

**700 Meadow Creek Drive**

**Frisco, CO 80443**

**CALL-IN INFORMATION**

**Phone: 1-605-472-5676**

**Access Code: 537344**

**NOTICE**

As per the Lagoon Town Homes Condominium Association Inc governing documents, and Colorado statute, let it be known that the Lagoon Town Homes Board has called a meeting to be held at the time and location noted above. All community owners are invited to attend and/or speak at this meeting after being recognized by the chair.

**1. Call to Order**

Meeting called to order at 4:00pm

- Motion to approve minutes from September board meeting; seconded, passed unanimously

**2. Owner Open Forum**

- Unit 727E Owner - suggestions: make meetings at 5pm; watch ice dam on 727 - 3 yrs ago it pulled the gutter off; icicles are building behind gutter - project for spring; 724B - lights on garage over 704C&D, need to find who did work ; 71C&D, door doesn't close at night; 755B - behind building snow melts and rain comes down, can see how foundation has sunk; brick foundation has sunk so much wooden boards have twisted and doesn't feel safe walking out on back deck; this has been reported multiple times; 745D would like update on thermostat situation; 743A would like to understand why we don't get HD TV anymore - never should have been the case (got it for free, should have been getting charged \$10); says he has sent the invitation to Call Center with no response; will have R&M look into it; 722B - should have had Honeywell installed by now - was told one would be installed by the time she got up today but it was not; would like list of handymen - needs to get toilet fixed; 755B was told the Honeywell was the preferred choice for the direct email capability; 743A - will we go back to the card system for pool & clubhouse? Concern with code is it gets passed around; several expressed homeless people have been found using the facilities; 738A - condo below had 2nd leak within a year; reported to WPM; saw it in ceiling of garage; will look into billing issue; gate valves should be replaced where used for individual units

### 3. Regular Business

#### a. Financial Report

- i. Month end financials – Marie/Keith
  - 'Additional Hours' will be removed
  - check with bank over Bill Tolbert \$78 check that was cashed

#### b. Ratification of Email Votes

- i. Contract survey of drainage at former parking lot - \$600
- ii. Snowbridge contract to clean drainage culvert
- iii. Alpine Specialists contract to plow snow

Motion to approve all three passed.

Also a motion to pass include one more unit with 7" spacing on the baluster project was passed.

### 4. Property Update - Property Manager Report

#### a. Baluster replacement -

Ask Ron move trailer as he does project

#### b. New parking lot mitigation

'Illegal' parking lot was removed in June but they want an 'existing condition survey' done; more mitigation done July-Sept; *should* be complete now

#### c. Roof repairs

- Done for this year

#### d. Storm door survey - status not known

#### e. Plumber bid to do all water shutoffs to units at owner's cost - status not known

#### f. Bridge repair/replacement bid for next summer

#### g. Asphalt/concrete repairs

#### h. Dehumidifiers in pool area not working properly; jets in small hot tub not working properly - **need to be fixed**

#### i. Trash Service

- Need to go back to twice weekly immediately

### 5. Committee Updates

#### a. [Maintenance committee update](#)

- i. 749 Boilers status – deferred to summer 2019
- ii. Dept B Common area lights & painting & carpet - status not known
- iii. Retaining wall at 749 deferred to summer 2019

- iv. Analysis of pool structural beams
- v. Paving/Seal coating deferred to spring 2019
  - Some done; lining up bids for spring
- vi. Painting Schedule deferred to spring 2019
- vii. New dumpster enclosure across from 747
- viii. 766 foundation repairs – deferred to 2019
  - Most items planned for 2018 will be done in 2019

Storm door survey needs to be revisited

## 6. Old Business

- a. South easement & fence removal / drainage: Completed by project; Lagoon will be billed
- b. 743 D steps by owner - status not known
- c. Better handrails at hot tubs
- d. Pickleball lines on tennis court – Spring 2019
- e. Dues prorated by size of condo - no report from interested owners
- f. Thermostat replacement program
  - 100 installed, ~28 in the works, 43 never responded; letters sent to those who never responded

## 7. New Business

- a. Cable TV & internet
 

2 possibilities: upgrade with Comcast to include new wiring and and HD (?), price would stay similar to what is is now with 5-year contract; Resort Internet is other option for about \$55/month; HD through Dish with HBO & Cinemax; Internet is 15Mb per device; RI does not have customizable option to add devices

Motion to stick with Comcast - passed unanimously
- b. Lagoon committees & chairs
  - Dan to take over chair of maintenance committee; Joe to take over chair of ARC
    - Maintenance: Dan, Joe, Dave, Patrick
    - ARC: Dan, Joe, Dave, Patrick
- c. Animal screens on boiler air outlets
  - Some have shut down; owners to send emails to [lagoontownhomes@wildernest.com](mailto:lagoontownhomes@wildernest.com); Keith will evaluate whether owners should be reimbursed any vendor expense associated with screens placed on outlets

d. Owners are responsible for painting deck (porch) floors, HOA is responsible for painting all other parts of decks; Joe Breakey to put together list of acceptable paints and stains for WPM to post on the Lagoon HOA website

e. Owners should use [lagoontownhomes@wildernest.com](mailto:lagoontownhomes@wildernest.com) for all property issues and [accounting@wildernest.com](mailto:accounting@wildernest.com) for all financial issues

8. Schedule Next Meeting:

- a. Friday, January 18, 2019, 4pm
- b. Friday, March 15, 2019, 4pm
- c. Friday, May 17, 2019, 4pm
- d. Friday, July 12, 2019, 4pm
- e. ANNUAL - Saturday, August 24, 2019, 10am; 9am BOD
- f. Spring Cleanup to be scheduled in the future

9. Adjournment

Meeting adjourned at 5:19pm

**\* - PLEASE NOTE THAT LONG DISTANCE CHARGES MAY APPLY WHEN USING THE CALL-IN LINE.**