

**MT VICTORIA LODGE ASSOCIATION  
ANNUAL OWNER MEETING  
August 26, 2017**

**I. CALL TO ORDER / INTRODUCTION / QUORUM**

The meeting was called to order at 9:02 am at Frisco Town Hall.

Board member John Steffan was present in person, Pete Cambell was present via telephone along with owners Sue Downen, Sean Andrish, and Jocelyn Subberwal. Katie Kuhn attended on behalf of SRG. With 5 units represented in person and 2 by proxy, a quorum was reached.

**II. MINUTE REVIEW**

The minutes from the August 27, 2016 Annual Owner Meeting were reviewed. John Steffan moved to approve, Sean Andrish seconded, and the motion passed.

**III. TREASURER'S REPORT / FINANCIAL REVIEW**

The Association financials were reviewed as follows:

The Mt Victoria Lodge Fiscal year runs January – December.

Financial Report as of June 30, 2017

June 30, 2017 close Balance Sheet reports \$12,691 in the operating account and \$56,130 in the reserve account.

All planned reserve contributions have been made this fiscal year, and all dues are current!

June 30, 2017 P & L vs Budget reports \$40,393 of actual expenditures vs. \$39,753 of budgeted expenditures (\$640 over budget year to date).

**IV. FACILITIES REPORT**

Katie Kuhn presented the following facilities report:

Completed Items - in addition to the routine "to do's", the following items were completed:

- Annual roof inspection
- Window cleaning
- Drain lines in garage cleared
- Garage door repaired
- Annual elevator inspection
- Deep root fed trees and shrubs
- Irrigation repaired and started up
- Front parking lot restriped
- Chinking repaired on all deck posts

***Pending Items***

- Replace five windows with broken seals
- Repair broken railings

Report Item

- Association Insurance policy is with Farmers Insurance. Reminder that all unit owners should have an HO6 policy to cover the HOA insurance deductible and cover any gaps in coverage.

**V. OLD BUSINESS**

There was no old business to discuss.

**VI. NEW BUSINESS**

- Adding recycling service for \$60 per month was discussed. All homeowners in attendance thought it would be a great addition to Mt. Victoria Lodge and wanted to move forward with the service. SRG will contact Timberline Disposal and set up, and will order and install clear signage for the recycling.
- Sean Andrish noted that the garage driveway can get very icy. SRG will set out an ice melt bucket and scoop to help alleviate the issue.
- John Steffan noted that the staining on the logs is peeling off, especially along the bottom logs. SRG will have a painter assess and do touch ups as needed.
- Jocelyn mentioned that she needed two new garage door remotes. SRG is out of stock, but has ordered more and will place them in her unit.
- John Steffan read in the paper that Frisco is looking into workforce housing development options, and one option was to develop the historic park in downtown Frisco. John asked how the owners of Mt. Victoria Lodge could get involved if something like that happens. Katie said that the town will mail all owners in the area meeting notices, and SRG typically attends these meeting when possible too. Owners can also write to the town and express their opinion on any potential neighboring development.
- John Steffan said that there is some heat tape that has come loose above unit G, and the shingles need maintenance. Turner Morris is scheduled to conduct preventative maintenance, and Katie will remind them of these issues.
- Owners asked that new landscaping be installed where the two aspens were removed earlier this year. Katie will work with a landscaper to install more plants in the area.

**VII. ELECTION OF DIRECTORS**

Pete's term expires at the end of the meeting, and he volunteered to be on the board again. No other nominations were made. John made a motion to elect Pete Campbell to the board of directors on a 3 year term. Sean seconded and with all in favor, the motion carried. The board positions will stay the same.

**VIII. SET NEXT MEETING DATE**

The 2018 annual owner meeting will be held on Saturday August 25<sup>th</sup> at 9 am.

**IX. ADJOURNMENT**

With no further business, Pete made a motion to adjourn at 9:39 am. John seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_