

**MT VICTORIA LODGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 4, 2012**

**I. CALL TO ORDER**

The meeting was called to order at 2:00 pm.

Board member Kay Stuber attended via telephone while Pete Campbell attended in person. Kevin Lovett and Peter Schutz attended in person on behalf of SRG.

**II. MINUTE REVIEW**

The minutes from the June 3, 2011 Board meeting were reviewed. Kay Stuber moved to approve, Pete Campbell seconded and the motion passed.

**III. FINANCIAL REVIEW**

Financial Report as of March 31, 2012

March 31, 2012 close Balance Sheet reports \$7,391.12 in the operating account and \$58,067.23 in the reserve account.

March 31, 2012 P & L vs Budget reports \$21,201.15 of actual expenditures vs. \$22,887.57 of budgeted expenditures (\$1686.42 under budget).

Major Variances include:

5050 R & M \$1271 over; due to roof shingle replacement  
5300 Snow removal \$413 under  
5450 Electric \$789 under  
5455 Gas \$557 under

All reserve contributions have been made.

**IV. FACILITIES REPORT-** Kevin Lovett presented the following facilities report:

**Completed Items**

- Railing staining
- Roof inspection and repairs and shingle replacements from this past winter
- Gutter install, N side
- Quarterly updates sent
- Spring clean up (underway), irrigation turn on pending

**Report / Pending**

- Punch lock, code change May 15th
- Quarterly Boiler inspection, glycol check to be completed
- Fire systems sprinkler leak parking garage - a minor leak on the fire sprinkler line in the parking garage will be repaired

**V. OLD BUSINESS**

There were no Old Business items to discuss.

**VI. NEW BUSINESS**

**A. Projects 2012**

- Window Wash – scheduled for June; mailer sent to owners
- Landscape; Mulch refresh, tree feeding/ pine needle scale treatment to completed
- Touch up staining, exterior bottom 12 - 18"; the Board agreed to complete the staining of the bottom 12"-18" of siding with Peak to Peak Painting
- Elevator Floor refinish; the Board agreed to complete the sanding and refinishing of the elevator floor surface.
- Interior hallway painting; the painting of the interior hallways is slated for this year; upon discussion, the Board agreed that the hallway paint is in fine shape and that this project should not be completed this year.

B. 2012 Annual Owner Meeting – due to scheduling conflicts, the annual owner meeting is planned to be moved to Saturday August 18th at 9 am; the Official notice to be sent July 18th.

**VII. SET NEXT MEETING DATE**

The next meeting will be the August 18, 2012 annual owner meeting.

**VIII. ADJOURNMENT**

With no further business, the meeting was adjourned at 2:30 pm

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

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