

**MT VICTORIA LODGE ASSOCIATION
BOARD OF DIRECTORS MEETING
June 18, 2013**

I. CALL TO ORDER

The meeting was called to order at 12:00 noon.

Board members Kay Stuber, Steve Eddy and Pete Campbell were present in person. Kevin Lovett and Peter Schutz attended on behalf of SRG.

II. OWNERS FORUM

Notice of the meeting was posted on the website; no owners other than Board members were present.

III. MINUTE REVIEW

The minutes from the September 21, 2012 Board meeting were reviewed. Kay Stuber moved to approve, Steve Eddy seconded and the motion passed.

IV. FINANCIAL REVIEW

The following financials were reviewed:

Financial Report as of May 31, 2013

May 31, 2013 close Balance Sheet reports \$5,942.80 in the operating account and \$66,734.43 in the reserve account.

May 31, 2013 P & L vs Budget reports \$34,164.03 actual expenditures vs. \$35791.75 of budgeted expenditures (\$1627.72 under budget).

All reserve contributions have been made.

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

Completed Items; the following items were reported on as completed:

- Punch lock, code change May 15th
- Fogged windows replaced
- Landscape mulch refresh
- Glycol replacement
- Fire systems inspections (alarm, sprinklers, backflows)
- Bike Rack installed
- Post work; Unit I rotten post replaced
- Copper caps installed on all posts
- Irrigation start up
- Mulch refresh
- Tree spraying
- Exterior bldg stain
- Log Chinking repairs
- Garage door keypad replacement
- Concrete curb move

Report Items; the following item was reported on as pending:

-Elevator report - Thyssen Krupp Elevator Company is repairing a number of items noted on the annual State Elevator inspection report for free, as it is part of their regular maintenance contract.

VI. ACTIONS VIA EMAIL

Steve moved to ratify the following actions via email; Kay seconds and the motion passed:

11-3-13-Copper post cap install

3-18-13 -Association Insurance renewal with Farmers

5-22-13-Exterior building staining with Summit color Services

VII. OLD BUSINESS

A. Intercom/ Access System

The Board discussed a suggested intercom/ access system. SRG presented information received from intercom/ access system providers. Expenses for the system range from \$3k - \$7k to include necessary electrical wiring as power is needed at the exterior intercom location. Systems discussed include a simple intercom system where an outside guest would be able to contact a unit announcing that they were at the property to an intercom system with a "buzz in" access possibility.

Locations - Locations of the intercom / access system were discussed to include:

-The "man door" next to the garage door; advantages of this area are that it is ground floor and easy to tell an expected guest to come to the door next to the garage door and use the intercom. Disadvantage of this location is that access through this door will only get the visitor inside the garage area, then, to get to the units, they will need the code to get into the elevator vestibule; option here is to remove the existing punch lock from the garage into the elevator vestibule which will reduce building security.

-Second floor man door, either end of building; advantage of this location is that this will grant access directly into the residential area. Disadvantage is that it is on the second floor.

System communication - From the exterior intercom punch pad, options exist to have the punch pad number call a cell phone or a land line. The less expensive system will dial to a cell phone or a Century Link land line; the Century Link land line would require the owner to have a monthly subscription with Century Link phone company (the cell phone would require the owner to have a cell phone and regular cell phone subscription). The more expensive system will utilize the existing internal phone wiring to each unit; a Century Link land line would NOT be required; however, each owner would need to put in a phone handset in their unit to answer the call.

Access - a "buzz in" system is possible to install. When the owner approves entry of the outside guest, they will hit "9" from either their landline phone or cell phone to buzz entry.

SRG will complete further investigation to include:

-retrieve additional proposals

-talk with Frisco Police to see if they have any input on how this system will affect security

SRG and the board will discuss options via email and will put the install up to vote of the owners at the 2013 annual owner meeting.

VIII. NEW BUSINESS

A. 2013 Annual Owner Meeting

The date for the 2013 annual owner meeting is August 17, 2013 at 9 am

The official notice will be sent July 17, 2013.

SRG will add information to the annual owner meeting notice re discussion of intercom / access system installation.

IX. SET NEXT MEETING DATE

The next meeting will be the 2013 annual owner meeting.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 1:15 pm

Approved By: _____
Board Member Signature

Date: _____