

**Summit Yacht Club Condominium
Board of Directors
Meeting Minutes
3/9/2011**

The meeting was called to order at 6:10 pm. Board members present John Vanderpool, J.C Cox, Susan Cunningham, and Joe Haenn. A quorum was present. Peter Schutz was present on behalf of Summit Resort Group.

- 1) No owners were present for the owner's forum.
- 2) The annual meeting minutes from the September 11th, 2010 were included in the packets for review.
- 3) Peter gave the financial report which included balance sheet and income statement through February 28th, 2011. Total current assets are \$36,520 which includes the \$5000 warranty withhold from Summit Building Solutions. One owner is substantially in arrears - approximately \$1900. YTD expenses are approximately \$2200 over budget. This is primarily due to repairs & maintenance and the cost to do numerous miscellaneous repairs to units as a result of water leaks and freeze ups. All other expenses are under budget including snow removal.
- 4) Peter then gave the management company report. He provided details on all the leaks between units and freeze ups that have occurred this winter. Discussion followed. Peter recommended and the board agreed that a company/ plumber be hired to inspect plumbing fixtures, fittings, shut-off valves and as much as possible within each unit and notify owners of anything that must fixed. Hot water heaters and boilers would be inspected at the same time. Discussion continued. The topic of mandatory hot water heater replacement based on the age of the heater was brought up. Peter advised that SRG has two other Associations that are doing it. He will obtain a bid for multiple unit replacement with appropriate discounts. The board decided it would not pursue mandatory replacement. A letter/ e-mail notice will be sent to the owners notifying them of the in unit inspection (association expense) the hot water heater replacement program and that the owners is responsible for damage to their unit and adjacent units if any type of leak occurs from within their unit. Also owners will be required to provide a copy of interior insurance coverage to the SYC Association.
 - Peter reported that all chimneys were cleaned/ inspected at a cost less than \$1200. One chimney extension/ repair was done due to smoke back- up in units. Cost was \$600.00.

- Wireless install is now complete in all the buildings, building VI, Orlin's unit was the last to get set-up. System is working well; we have had no “hacking” problems. Owners are being re-imbursed for the expense.
 - The board approved \$100 flower garden budget for Doc’s use behind VI. A new flower maintenance company is being considered.
 - Parking issues have been minimal this winter with snow removal extensive.
- 5) The last item discussed was the warranty issues on the composite materials (ELK) used by Summit Building Solutions on the deck/ railing/ balcony installation in 2008-2009. Peter advised that John Sabal is almost sure that GAF Decking Systems will replace all the railings and fascia under warranty. Several issues need to be resolved if this happens.
- Matching the color of the existing fascia. New product is 16% more expensive.
 - Soft costs- permitting, engineering, etc.
 - Demolition expense of existing material.
 - Labor cost to install new material

Discussion followed including how to deal with the \$5000 being withheld from Summit Building Solutions. It was also suggested that a cash settlement from GAF Decking Systems be considered. It was agreed that Peter should report to John Sabal/ Summit Building solutions that the Summit Yacht Club Association wants to be “made whole” in other words- the problems should be corrected.

A meeting with the board/SRG/ Summit Building Solutions will be scheduled in the near future to discuss settlement options.

With no further business the meeting adjourned at 7:45 pm.