

**LOOKOUT VILLAGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
PHONE CONFERENCE CALL MEETING
FRASER, CO 80442
6/3/16 2:00pm
BOD APPROVED**

CALL TO ORDER

Mary Beth Corrigan, BOD president called the meeting to order at 2:02pm

ROLL CALL

Mary Beth Corrigan, BOD president via phone

Don Drescher, BOD treasurer via phone

Bob Kim, BOD vice president via phone

Adam Eichberg, BOD member at large via phone

Dick Norman, Mountain Chalet Property Management

APPROVAL OF MEETING MINUTES FROM 3/18/16 BOD MEETING

The BOD discussed the meeting minutes from the 3/18/16 BOD meeting. It was noted that at the last BOD meeting that BOD member Rich resigned and that needed to be added to the minutes. With that addition it was moved and seconded to approve the minutes with the noted revision. Motion passed unanimously.

PUBLIC COMMENT

No homeowner members were on the call. No public comment made.

FINANCIAL REPORT

Janet Meinen, Finance Manager for MCPM presented an update of the HOA finances. Janet provided a summary of the finances and noted that overall the finances were in good shape.

OLD BUSINESS

A. B BUILDING CRAWL SPACE REMEDIATION

The final caulking and painting will be completed in the spring when the weather permits.

B. KITCHEN SINK SADDLE VALVE REPLACEMENT

Project has been completed.

C. BUILDING A ENGINEER REPORT

MCPM is still waiting for the A Building report from the engineer. Since the engineer has taken a full time position it has delayed his response.

D. REVIEW HOA BYLAWS

The draft of the revised By-Laws will be presented to the Association attorney for review. The attorney will then respond with suggested changes.

E. A BUILDING DECK REPAIRS

It was noted there were issues with the deck rebuild. The contractor will be contacted and requested to follow up.

F. WIFI UPGRADE

Adam reported he had communicated with L & L Services with regard to getting hardware upgrades. Adam is recommending the BOD set a dollar amount and approve upgrades not to exceed that dollar amount. Adam will ask L & L Services to provide an updated bid and that will be circulated to the BOD for review.

G. NEW CAMERAS-CLUBHOUSE HOT TUB SECURITY ISSUES

MCPM noted the security cameras had been installed. The cameras are functional but still need to be downloaded to view remotely.

H. REVIEW OF PROPOSED HOA RULES AND REGULATIONS

MCPM informed the BOD that the Rules and Regulations first need to be separated from the By-Laws and then the BOD can modify and enforce additional rules

I. B BUILDING CRAWLSPACE CONDITIONING PROJECT

The discussion centered on the original cost estimate to condition all B building crawlspaces. It was decided by the BOD in 2014 to ask the contractor to provide a cost estimate that would allow the project to be done in two phases. These estimates will be forwarded to the BOD for review.

J. RETAINING WALL BETWEEN A AND B BUILDINGS

The BOD indicated they had previously selected the contractor and the contractor option A for the retaining wall replacement. MCPM to contact contractor and schedule mobilization.

K. UNIT 11 REPAIR UPDATE

RMCAAT is working on the restoration of LV 11 at this time. The unit owners have requested a number of personal upgrades that the owners are paying for. This has slowed the restoration somewhat. The owner's insurance company paid the owner \$10,000 after the owner was sent an invoice by the HOA for the insurance deductible. The owner in turn sent the HOA a \$10,000 check. The BOD feels the insurance carrier needs to explain what in the HOA given documents gave cause for the insurance carrier to pay the claim.

L. SPRING CHECKLIST

MCPM will estimate time needed for the specific items on the list.

NEW BUSINESS

A. BOD VACANCY

It was noted there is a vacancy from the departure of a BOD member who sold his unit. It was also noted that one other current BOD position will be up for vote at the annual meeting as well.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting is scheduled for July 2, 2016 at 2:30pm.

ADJOURNMENT

Being no further business to conduct it was moved and seconded to adjourn. Motion passed unanimously. Meeting adjourned at 3:11pm