

**LOOKOUT VILLAGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
PHONE CONFERENCE CALL MEETING
FRASER, CO 80442
1/15/16 2:00pm
BOD APPROVED**

CALL TO ORDER

Mary Beth Corrigan, BOD president called the meeting to order at 2:00pm

ROLL CALL

Mary Beth Corrigan, BOD president

Rich Buerman, BOD secretary via phone

Bob Kim, BOD vice president via phone

Adam Eichberg, BOD member at large via phone

Dick Norman, Mountain Chalet Property Management

Don Drescher, BOD treasurer not participating

APPROVAL OF MEETING MINUTES FROM 11/20/15 BOD MEETING

The BOD discussed the meeting minutes from the 11/20/15 BOD meeting. Rich commented that the meeting minutes needed to be revised to accurately note what Rich spoke with. Changes noted. Rich moved to approve the minutes with the noted revisions. Bob seconded the motion. Motion passed unanimously.

PUBLIC COMMENT

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

FINANCIAL REPORT

Don Drescher, Association treasurer was not on the call. The financial report will be presented at the March meeting.

OLD BUSINESS

A. B BUILDING CRAWL SPACE REMEDIATION

The mold clearance tests for LV10...LV11...LV12 were included in the BOD meeting packet. All units passed. It was also noted that RMCAT delivered the reimbursement check that was previously agreed to.

B. KITCHEN SINK SADDLE VALVE REPLACEMENT

Two bids were presented to the BOD for review and discussion to replace all unit kitchen sink saddle valves in the complex that have not yet been replaced. It was estimated that there are likely 21-24 units that need this work done. The purpose of replacing all saddle valves is to take proactive action to prevent future ice maker water line failures that could cause significant water damage to a unit. The BOD requested MCPM do an inventory of units and determine how many saddle valves need to be replaced and provide that information to the BOD for discussion at the March BOD meeting. While this work inside the unit is the financial obligation of the unit owner the BOD agreed to make this a shared HOA/owner cost since the BOD is mandating the work be done. No selection of contractor was made.

C. BUILDING A ENGINEER REPORT

Tim reported he is back at work with regard to getting the report completed prior to the March BOD meeting.

D. REVIEW HOA BYLAWS

It was discussed that the HOA Rules and Regulations are currently a part of the HOA By-Laws. MCPM suggested the BOD consider doing a revision of the Association By-Laws to separate the Rules and Regulations from the By-Laws. It was also suggested the BOD review the existing By-Laws and consider other possible changes since the By-Laws were now more than 30 years old and make that also part of the revision. The BOD will review the By-Laws and prepare for discussion at the March BOD Meeting. It was discussed that the BOD revise the By-Laws in time to present to the homeowners at the annual meeting for approval. MCPM will draft a revision of the Association Rules and Regs for BOD review as well.

E. A BUILDING DECK REPAIRS

Recent invoices were included in the meeting packet. Rich commented that he feels approximately one third of the project appears to be complete at this time. The contractor fully intends to complete the work during the current winter months rather than waiting until better weather

F. WIFI UPGRADE

L & L Service reported he had installed a new access point to replace the one that repeatedly was failing. L & L Services also commented that of the two additional access points the BOD intended to purchase one has been tested and it is not worthy....and the other still has to be tested. L & L Services met with COMCAST and the megs had been increased from 50 to 150 megs.

NEW BUSINESS

A NEW SECURITY CAMERA SYSTEM

MCPM commented that in recent months there has been vandalism occurring at multiple properties. Lookout Village has had recent issues with non-residents driving into the parking lot, parking and using the Association hot tub. It

appears that someone at the property has given out the code to non residents. The current security camera is now several years old, outdate and no longer effective. MCPM suggested the BOD consider purchasing a new security camera system. Adam will have discussion with Bayard from MCPM to discuss security camera options.

B. LOOKOUT VILLAGE 18-INTERIOR WALL DAMAGE

The meeting packet included comments and an engineer picture of the cause creating the rear wall of the unit to bow in. The remedy has been presented by the engineer and will have to wait until spring to be done. The owner is selling the unit and wants assurance from the Association BOD that the cause of the damage and the repair is the responsibility of the HOA to repair. MCPM noted that the moisture from the outside siding flaw is causing the damage inside the unit and therefore the responsibility of the HOA to pay for repairs. MCPM offered to draft a document noting that as long as the BOD approves.

C. PARKING LOT INCIDENT

MCPM reported receiving a call from a homeowner indicating there were damaged cars in the parking lot and a car that was hanging over the edge of the driveway entrance. Grand County Sheriff was contacted and an incident report was filed. While several guest vehicles in the parking lot were damaged there appeared to be no damage to the property. It was noted that the HOA was not liable for the damage to the vehicles in the parking lot. The insurance carrier for the driver of the vehicle that caused the damage is responsible for those damaged vehicle repairs. Law enforcement will provide a copy of their report and findings.

D. COMMUNITY CARE

Mary Beth commented on a number of current Association issues. Recent issues include the recent demo derby in the parking lot, late night noise from one specific unit, stairway handrails being used to snowboard upon, non-resident hot tub use, residents not picking up after their pets, trailer parking, along with a few other things. Mary Beth suggested she draft a "State of the Association" letter addressing all the issues and present to the BOD for review and feedback. Once completed and finalized, the letter would be sent to all owners. The BOD all agreed this was a great idea.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting date is scheduled for March 18, 2016 at 2:00pm.

ADJOURNMENT

Being no further business to conduct Rich moved to adjourn. Bob seconded the motion. Motion passed unanimously. Meeting adjourned at 3:20pm