

**LOOKOUT VILLAGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
PHONE CONFERENCE CALL MEETING
FRASER, CO 80442
3/18/16 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 via phone

Don Drescher, BOD treasurer via phone

Bob Kim, BOD vice president via phone

Dick Norman, Mountain Chalet Property Management

Adam Eichberg, BOD member at large via phone (joined call near the end of "New Business")

Rich Buerman, recently resigned BOD member briefly to thank BOD and say goodbye.

APPROVAL OF MEETING MINUTES FROM 1/15/16 BOD MEETING

The BOD discussed the meeting minutes from the 1/15/16 BOD meeting. Mary Beth moved to approve the minutes as presented. 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 presented an update of the HOA finances. Don noted that overall he felt the finances were in good shape. Don noted that the special assessment money was properly noted and allocated as well.

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

BOD was informed that there were 19 saddle valves that need to be replaced. The BOD agreed the cost to replace would be an equally shared cost as

this is a safety issue with the aging plumbing. The BOD agreed that the safety factor was cause for the BOD to approve the valve replacement.

C. BUILDING A ENGINEER REPORT

MCPM is still waiting for the A Building report from the engineer.

D. REVIEW HOA BYLAWS

Further review of the By-Laws do allow the BOD to make changes to the By-Laws but it does require changes recommended by the BOD get approval from a majority of the owners via Special Meeting.

E. A BUILDING DECK REPAIRS

MCPM continued work on the A building front deck repairs, specifically the change order work regarding the failed beam on the front of unit 9 decks.

F. WIFI UPGRADE

Adam reported the wifi project is on hold until the snow melts. The new wifi access code has not yet been rolled out. Adam also reported what has been upgraded so far seems to offer faster service.

G. NEW CAMERAS-CLUBHOUSE HOT TUB SECURITY ISSUES

MCPM noted that there have again been recent security/misuse issues with the clubhouse hot tub. Someone just removed the hot tub lock and it disappeared. MCPM researched security camera costs and determined a security camera system that meets the security needs of the HOA could be purchased and installed for approximately \$850. Mary Beth moved to approve the MCPM recommendation to purchase and install a security camera system at a cost not to exceed \$850. Don seconded the motion. Motion passed unanimously.

NEW BUSINESS

A REVIEW OF PROPOSED REVISIONS TO HOA BYLAWS

MCPM presented a copy of the By-Laws with some notes deletions/additions/changes. The revision of the By-Laws would allow for separation of the HOA Rules and Regulations from the By-Laws so the BOD can make any future Rules and Regulations changes without the need to revise all the By-Laws. The BOD requested MCPM draft the proposed changes in a format for the BOD to review, highlighting any changes/deletions/additions.

B. REVIEW OF PROPOSED HOA RULES AND REGULATIONS

MCPM suggested the BOD review the current Rules and Regulations to be prepared to discuss revisions/changes at the May BOD meeting.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting date is scheduled for May 20, 2016 at 2:00pm.

ADJOURNMENT

Being no further business to conduct Don moved to adjourn. Bob seconded the motion. Motion passed unanimously. Meeting adjourned at 2:56pm