

**LOOKOUT VILLAGE CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
MOUNTAIN CHALET OFFICE  
WINTER PARK, CO 80482  
1/19/18 2:00 pm  
CALL IN NUMBER 712-432-0220; PASSCODE 7265713#**

**CALL TO ORDER**

The meeting was called to order at 2:04 pm

**ROLL CALL**

Board members Adam Eichberg, Matthew Alley, John Tufta and Bob Kim were present. Mary Beth Corrigan was unable to attend. Also present were Eric Mowrey and Janet Meinen of Mountain Chalet Property Management (MCPM). Janet Meinen recorded the minutes.

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MEETING MINUTES FROM 11/10/17 BOD MEETING**

Time was given to review the minutes included in the meeting packet. It was noted that on the last page of the minutes the last item under other business should reference Units 17 and 27 (not 26).

- It was moved and seconded to approve the minutes of the 11/20/17 meeting with the above noted correction; no discussion; all in favor. Motion passed unanimously.

**FINANCIAL REPORT**

Janet Meinen reviewed the year-end financial statements included in the meeting packet noting that the budget surplus projected at the 11/20/17 meeting was accurate. The association ended the year better than budgeted by \$2,138.53. Variances by category were discussed noting that administration, grounds and snow removal were under budget. Building maintenance was higher than budgeted primarily due to reporting crawl space inspections in this category where they will be accounted for in the upcoming year as well (instead of major maintenance). Major maintenance was also higher than budgeted due to building A site inspection, LV 7 repairs, Unit 24 and 25 water test/chimney repair, Unit 23 leak repair and Unit 8 chimney box repair.

It was noted that no complaints have been received about the special assessment.

There was also discussion of the transportation costs and the problems associated with the Purple Line. The Board will further discuss whether the cost is still worth it prior to next ski season.

## **OLD BUSINESS**

- A. B BUILDING CONDITIONING PROJECT-Firm bid of \$115,120 to condition the remaining 4 units in Building B has been signed and is on schedule for Fall, 2018 after Labor Day and before Thanksgiving. MCPM has verified that people will not be allowed in the units for the duration of the project. Notice should be provided to affected owners as soon as possible once by-laws are reviewed to determine if they speak to this displacement issue. Does the association have any coverage?? Also, need to have firm dates and confirm whether all units will be uninhabitable for the entire duration or whether work will be one unit at a time.
- B. A BUILDING SAFETY RAILINGS-have a temporary fix with metal U clamps are fine for the immediate future.
- C. STEPS BETWEEN A AND B BUILDING, AMENITIES STEPS, HAND RAILINGS, TIMBER RETAINING WALLS, PICNIC AREA—MCPM has bid from welder (team member) to weld all problem areas on railings for \$850-\$1,100. Should take 12-16 hours and can be done in the winter and should solve issues for the foreseeable future. It was noted that the railing is coming out of the ground in front of 20 down to the hot tub area.
- It was moved and seconded to approve welding repair at a cost not to exceed \$1,200; if it goes above that amount Board is to be notified; no further discussion; all in favor. Motion carried.

Timber retaining walls, picnic area-John Tufte said these issues are in his court. He has a model that he sent to Eric Mowrey. The next few months will be ideal to get bids. It was noted that stairs were previously determined to not be a priority and that the picnic area might go away. The retaining wall and picnic area are a higher priority to determine what will be done. John Tufte will get diagram to Board as soon as possible and then send for bids.

Internet improvement—power manager was added to 8.5—this was approved via email and reports are that service is better. Comcast has provided a fixed rate to upgrade to HD and add internet/modem in each unit for a five-year commitment at other associations. Eric Mowrey was directed to move forward to get a bid from Comcast for Lookout Village.

Full deck inspection will be done in the spring. There was discussion as to whether decks are HOA responsibility. It was noted that precedent has been set that they are an HOA responsibility with work previously done. Decks and stairs will be inspected in the spring and provided to Board for prioritization.

### **NEW BUSINESS**

There was discussion of a Christmas Day complaint that the parking lot wasn't plowed by 8 AM. MCPM acknowledged that they were behind that day and were not adequately prepared for the large number of renters. MCPM clarified that they usually mobilize by 5 AM and are required to do commercial properties first. It is possible they may not get to Lookout Village before 10 or 11 AM. They try to mix it up so that the same properties are not always last. MCPM also noted that they sometimes get complaints that they are too early. Goal is between 9 and 10 AM for Lookout Village.

MCPM inquired as to how the hot tub is performing. It was noted that it is sometimes too hot. Lock issues are not freezing issues but rather the odd way it lines up.

### **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors meeting date will be April 20, 2018 at 2:00 pm.

### **ADJOURNMENT**

Being no further business to discuss it was moved and seconded to adjourn. Motion passed unanimously. Meeting adjourned at 3:08 pm.

Approved: April 20, 2018