

**LOOKOUT VILLAGE CONDOMINIUMS  
BOARD OF DIRECTORS MEETING  
LOOKOUT VILLAGE AMENITIES BUILDING  
FRASER, CO 80442  
1/20/17 2:00pm**

**CALL TO ORDER**

Mary Beth Corrigan, BOD president called the meeting to order at 2:05 pm

**ROLL CALL**

Mary Beth Corrigan, BOD president via phone  
Adam Eichberg, BOD secretary via phone  
Jim Terwilliger, BOD treasurer via phone  
John Tufte, BOD member at large via phone  
Bob Kim, BOD vice president via phone  
Chad Griffith, Mountain Chalet Property Management  
Dick Norman, Mountain Chalet Property Management

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MEETING MINUTES FROM 11/18/16 BOD MEETING**

Meeting minutes from the 11/18/16 Board of Directors Meeting were included in the meeting packet and time was given for review. After BOD review it was moved and seconded to approve the minutes as presented. Motion passed unanimously.

**FINANCIAL REPORT**

MCPM HOA Finance Manager Janet presented the financial report. The BOD discussed the fiscal year end operating deficit. The BOD moved and seconded to transfer excess funds from the special assessment of \$17,680.46 as well as \$6,242.41 from the CRF fund to cover the operating deficit and maintain a \$10,000 operating fund balance. Motion passed unanimously.

**OLD BUSINESS**

A. BUILDING A ENGINEER REPORT

The BOD discussed the \$4000 cost estimate from JVA Consulting and asked that MCPM reach out to the previous engineer to see if he would reconsider and become involved in the crawlspace design plans once again since he knows the buildings so well.

B. REVIEW HOA BY-LAWS

Tabled until next meeting which should still allow enough time to be completed by annual meeting.

C. NEW CAMERAS-HOT TUB SECURITY

Dan Madigan indicated he can get the security cameras working. This is a project that he will try to get done when the wifi upgrade is complete.

D. B BUILDING CONDITIONING PROJECT

Project is done but there are still 4 units to be completed. This is tentatively scheduled to be done in 2018. The cost is approximately \$30K to \$33K per unit based on recent estimates. There will need to be a special assessment for this project.

E. STEPS BETWEEN A AND B BUILDING

The rotted soft step timbers have been replaced.

F. FUTURE PLANS FOR HOA STEPS

It was noted the steps to the clubhouse need maintenance. MCPM will prepare an estimate to fixing the current design. Dick provided the Board with a \$1,900 estimate to do a temporary repair fix that should last several years until a more comprehensive solution was done. Board will consider.

G. A BUILDING HAND RAILING SAFETY

Dick provided the Board with a \$900 estimate for MCPM to complete a welding repair for A building steps. Board will consider.

### **NEW BUSINESS**

A. HOT TUB LOCK

Water was getting into the lock and freezing making lock difficult to function properly. No lock present on the hot tub. A new lock with bigger numbers will be replaced by MCPM

B. INTERNET

Concern expressed about speed and consistency of internet. Adam shared that he spent time with Dan Madigan and it appears to be working better, both speed and reliability.

C. CABLE TV

There was discussion about upgrading options to high definition signals. Discussion was about individual units as well as entire HOA converting to an HD signal. No action was taken

D. SNOW REMOVAL

Mary Beth brought up concern that she had received from an owner about snow removal. Dick explained that January was extremely snowy and Cat Tracks had to be called to move snow because there was so much of it.

E. FIRE PIT

Concern was voiced about a portable fire pit that was in front of units 5 and 6. Dick indicated that the maintenance team would take care of removing that to storage until owner could be located.

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

The next Board of Directors meeting date is scheduled for March 17, 2017 at 2pm M.T.

## **ADJOURNMENT**

Being no further business to discuss it was moved and seconded to adjourn. Motion passed unanimously. Meeting adjourned at 3:34 pm.

Approved: 7/20/17