

**LOOKOUT VILLAGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
MOUNTAIN CHALET OFFICE
WINTER PARK, CO 80482
4/20/18 11:00 am
CALL IN NUMBER 712-432-0220; PASSCODE 7265713#**

CALL TO ORDER

The meeting was called to order at 11:03 am

ROLL CALL

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

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MEETING MINUTES FROM 1/19/18 BOD MEETING

Time was given to review the minutes included in the meeting packet.

- It was moved and seconded to approve the minutes of the 1/19/18; no discussion; all in favor. Motion passed unanimously.

FINANCIAL REPORT

Janet Meinen reviewed the financial statements through March 31, 2018 included in the meeting packet. The association is currently better than budgeted largely due to 4 owners paying their entire special assessment. Administrative costs, building maintenance and snow removal were all less than budgeted.

OLD BUSINESS

- A. B BUILDING CONDITIONING PROJECT-MCPM has verified that there is no insurance coverage for loss of use though owners may have this coverage through their own policy. Work is expected to start October 1. Estimate is that it will take not more than 30 days if nothing unanticipated comes up. Nobody can be in units while project going on. If that changes once project begins the association will be notified. 4 affected owners need to be notified—there is nothing in the documents for obligation to displaced owners and no precedent to cover displacement. MCPM will draft notice for BOD approval. Matthew Alley would like to work with RMCAT when the project begins to see if he can coordinate upgrades with the work. Also, LV 16 has noted some needed repairs that may be taken care of with the crawlspace work.

- B. A BUILDING SAFETY RAILINGS-have been addressed. Railings between B & C were also done. Safety hazard eliminated. Under budget so far—may be some additional work.
- C. STEPS BETWEEN A AND B BUILDING, AMENITIES STEPS, HAND RAILINGS, TIMBER RETAINING WALLS, PICNIC AREA—John has a pdf of exiting conditions in a format that he would expect to provide to contractor. Two options—first would get rid of north walls, 2nd would replace wood walls with block wall. Close to needing an engineer but should be able to get bids based on what provided. Option 2 would be more expensive. Put both options out for bid. John will try to get some bids from Front Range vendors. Opportune time for bids but limited contractors in the Valley. Homeowners will need to decide what they want and whether it is worth the cost.
- D. Unit decks and stairs is on the calendar for spring review. MCPM always does trim, windows, etc. and will add decks and provide report.

Winter wasn't harsh on building—will add to inspections to look at steps since many seem to be really settling—especially Building D

NEW BUSINESS

- A. Comcast cable upgrade/internet proposal-was discussed in detail noting that getting HD plus the speed and reliability of internet from Comcast. Price doesn't change if fewer boxes in each unit.
 - a. It was moved and seconded to accept Comcast's proposal for upgraded television and internet; further discussion that association will absorb the cost for the current fiscal year but will need to budget increased cost for the next year; all in favor. Motion carried unanimously.
- B. Purple line-does association want to continue to pay for this service?? Nearest stop is Indian Peaks and owners could walk to it; it's good for kids to have stop at Lookout Village. Eric Mowrey noted that the Transit Manager has mentioned that the Transit Authority is currently reviewing all services and all lines, and he will visit with him. Purple line is the most discussed. It was noted that Lookout Village might be able to talk to Indian Peaks and split cost.
- C. Annual meeting date will be September 1st at 4:00 pm with potluck to follow.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting date will be July 27, 2018 at 2:00 pm. It was noted that this date may change as the date gets closer.

ADJOURNMENT

Being no further business to discuss it was moved and seconded to adjourn. Motion passed unanimously. Meeting adjourned at 11:55 am.

Approved: August 3, 2018