

**LOOKOUT VILLAGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
LOOKOUT VILLAGE AMENITIES BUILDING
FRASER, CO 80442
7/1/17 2:45 pm**

APPROVED MEETING MINUTES

CALL TO ORDER

The meeting was called to order at 2:39 pm

ROLL CALL

Mary Beth Corrigan, BOD president-present
Adam Eichberg-not present
Matthew Alley, new BOD member-present
John Tufte, BOD member at large-present
Bob Kim, BOD vice president-present
Chad Griffith, Mountain Chalet Property Management
Eric Mowrey, Mountain Chalet Property Management
Janet Meinen, Mountain Chalet Property Management

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MEETING MINUTES FROM 1/20/17 AND 5/19/17 BOD MEETINGS

- It was moved and seconded to approve the minutes of the 1/20/17 meeting that had previously been missing information and had been corrected; no discussion; all in favor. Motion passed unanimously.
- It was moved and seconded to approve the minutes of the 5/19/17 meeting; no discussion; all in favor. Motion passed unanimously.

FINANCIAL REPORT

MCPM HOA Finance Manager gave a brief overview of the financial information to be presented in detail at the annual meeting to follow this meeting.

OLD BUSINESS

- A. BUILDING A ENGINEER REPORT-Report received and discussed at previous meeting. It was confirmed that a PE reviewed the work done by Tim Koepke and that the work needs to be done in the next 2 to 3 years per the report.
- B. REVIEW HOA BY-LAWS-completed and will be further discussed in new business.
- C. B BUILDING CONDITIONING PROJECT-\$120,000 to \$140,000 range to complete was previous quote. Will need to be rebid for completion in Fall

of 2018. Special assessment will be required. Best estimate at this time is \$4500 to \$5185 with payments in October, January, April and July. MCPM is aware of another vendor out of Utah that may be willing to bid and has done work in Grand Lake.

- D. A BUILDING SAFETY RAILINGS-no additional discussion.
- E. STEPS BETWEEN A AND B BUILDING, AMENITIES STEPS, HAND RAILINGS, TIMEBER RETAINING WALLS, PICNIC AREA.
Previous retaining wall bids range from \$27.7K to \$47.8K. It was noted that it is very difficult to get bids right now—locally or front range. It was noted that an engineer should look at the project. John may have some time in the next few weeks to look at it. There was discussion of what the association wants to keep—such as the picnic area, the aspens, etc. There was also discussion of a temporary fix for now and/or adding the cost to the anticipated special assessment for Building B crawlspaces. Goal is to get bids in place by fall for possible completion by year end. If not, dirt or wood or something should be put in place until permanent solution is determined. Eric Mowrey will send folder on prior bids to all.
- F. ROOF LEAKS-Building 8 test completed; 24/25 bid has been received.
- G. WIFI IMPROVEMENTS-Completed. Dan Madigan has asked that owners with any issues call him directly and this will be mentioned at the annual meeting. MCPM plans to meet with Dan Madigan on site for wifi test.
- H. STORAGE-will be mentioned at annual meeting. Looks organized.

NEW BUSINESS-APPROVE REVISED RULES AND REGULATIONS

There was discussion of the new rules and regulations with a few minor edits made. It was noted that they should be posted on the website, included in welcome packets, placed in each unit and emailed to all owners. MCPM will also look at posting no smoking signs in the clubhouse area

- It was moved and seconded to approve the revised rules and regulations; no further discussion; all in favor. Motion carried unanimously.

OTHER BUSINESS

Chad Griffith commented that association values have gone up 30%.

It was also noted that a large amount of trash is being spread around from the Elk Court Cabins dumpster. Eric Mowrey will reach out to the property manager.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting date will be the organizational meeting immediately following the annual meeting.

ADJOURNMENT

Being no further business to discuss it was moved and seconded to adjourn. Motion passed unanimously. Meeting adjourned at 3:54 pm.