

**LOOKOUT VILLAGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
LOOKOUT VILLAGE AMENITIES BUILDING
FRASER, CO 80442
9/16/16 2:00pm**

APPROVED MEETING MINUTES

CALL TO ORDER

Mary Beth Corrigan, BOD president called the meeting to order at 2:02 pm

ROLL CALL

Mary Beth Corrigan, BOD president via phone

Adam Eichberg, BOD secretary via phone

John Tufte, BOD member at large via phone

Jim Terwillger, BOD treasurer via phone

Bob Kim, BOD vice president joined the call at 2:30pm

Eric Mowrey, Mountain Chalet Property Management via phone

Dick Norman, Mountain Chalet Property Management via phone

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MEETING MINUTES FROM 7/2/16 BOD MEETING

Meeting minutes from the 7/2/16 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.

APPROVAL OF MEETING MINUTES FROM 7/2/16 ORGANIZATIONAL BOD MEETING

Meeting minutes from the 7/2/16 Organizational 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 presented financials through the end of August for BOD review. It was noted that the BOD may want to consider a primary focus on the HOA preliminary budget for the scheduled November BOD meeting. It was noted that there have been a significant number of maintenance work expenses and the BOD should discuss increasing the category.

OLD BUSINESS

- A. BUILDING A ENGINEER REPORT

Original engineer has taken a full time position. Mountain Chalet will reach out to JVA Consulting Engineers to see if their company may be willing to provide a cost estimate to design construction plans for the crawlspace work needed under A building.

B. REVIEW HOA BY-LAWS

The revisions have been recommended by the HOA attorney to the BOD. The BOD decided to table this topic until the next meeting.

C. A BUILDING DECK REPAIRS

A final inspection of the A building decks was done by the contractor and MCPM. The only units that appeared to show some wrinkling were units 1 and 2. The owner of unit 2 was happy with the result of the new carpet on their deck. The owner of unit 1 would like their concerns addressed. The BOD asked that MCPM reach out to the owner of unit 1 in an effort to resolve his issues.

D. WIFI STATUS

MCPM reported that Dan Madigan had most of the work done. Adam also spoke to Dan and reported the new system is in and the new access points installed at the back of the buildings since they are white boxes. Buildings A and B are showing good speeds but building C needed additional upgrades because of wall configuration in those units.

E. NEW CAMERAS-HOT TUB SECURITY

Dan Madigan indicated he can get the security cameras working.

F. B BUILDING CRAWLSPACE CONDITIONING PROJECT

Work began this week. Expected completion date prior to Thanksgiving.

G. STEPS BETWEEN A AND B BUILDING

The rotted soft step timbers have been replaced.

H. UNIT 11 REPAIR UPDATE

Complete

I. EXTERIOR BUILDING PAINTING

JFK Painting has posted notices on all units asking owners to remove items from their decks so they can start the painting project next week. Project is expected 3 weeks. All colors will remain the same.

J. FIREPIT DISTANCE FROM STRUCTURES

Lookout Village is located in Grand County and not in the town of Fraser so county regulations will apply. The county requires a 20 foot distance from other combustibles. They allow a pit 3'x3'x3" but no larger. The BOD felt there was not a location on the property that could meet the needed requirements.

K. WATER VALVE SHUT OFF VALVES

The project is in process. It is expected to be completed within the next week or two.

L. LOOKOUT VILLAGE 13 CRAWLSPACE WATER LEAK

The BOD discussed the dynamics involved with the crawl space leak that happened during the early morning hours. MCPM did not get the notification from an owner until 7am. The end result was the cost of repair turned out to be less than it would have been if the contractor had been called out at 4am and the Association would have had to pay for an emergency call.

NEW BUSINESS

A SHUTTLE TRANSPORTATION AGREEMENT

MCPM reported that the transportation service will become a year round service beginning this ski season. Since Lookout Village is not located in the town limits of Fraser the Association is being charged an annual fee to have the service provide pickup at the property entrance. Associations located within town limits are not charged for the service.

B. PET POLICY DISCUSSION

The BOD discussed the present pet policy. It was noted that any changes to that policy could not be done until the Association revises the By-Laws to separate the Rules and Regulations from the By-Laws.

C. EMERGENCY CONTACT INFORMATION IN UNITS

In addition to confirming after hours contact information MCPM will put magnets on all unit refrigerators that provides emergency contact information to reach MCPM after normal business hours.

D. FUTURE PLANS FOR CLUBHOUSE STEPS

The BOD tabled this agenda item until the November BOD meeting.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting date is scheduled for January 20, 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 3:19 pm.