

LOOKOUT VILLAGE CONDOMINIUMS
BOARD OF DIRECTORS MEETING
MOUNTAIN CHALET OFFICE
WINTER PARK, CO 80482
8/3/2018 2:00 PM
CALL IN NUMBER 712-432-0220
PASSCODE: 7265713#
APPROVED MEETING MINUTES

CALL TO ORDER

The meeting was called to order at 2:02 PM.

ROLL CALL

Board member John Tufte was present in person at the office. Board members Mary Beth Corrigan and Adam Eichberg were present via phone. Bob Kim was unable to attend. Matthew Alley did not attend. Also present were Eric Mowrey and Chad Griffith of Mountain Chalet Property Management and Janet Meinen of Mountain Chalet Property Management attended by phone.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES FROM 4/20/2018 BOD MEETING

It was moved and seconded to approve the minutes of 4/20/2018. There was no discussion. All in favor. Motion passed unanimously.

FINANCIAL REPORT

Janet Meinen reviewed the financial statements through June 30, 2018 included in the meeting packet. The association is currently better than budgeted mainly due to better than projected expenses in administrative costs, building maintenance costs, and snow removal.

OLD BUSINESS

- A. B BUILDING CRAWLSPACE CONDITIONING PROJECT – Everything is a go with RMCAT to begin project on Oct. 1, 2018. Mountain Chalet will send another email reminder to affected owners regarding the work schedule. Things seem okay with all affected owners. This information will also be brought up at the annual meeting. MCPM will post an announcement on the website and at the clubhouse. Owners of affected units will also be notified to block all rentals, including short term rentals. MCPM will also be sure to reach out to Matthew Alley to put him in touch with RMCAT regarding a potential flooring upgrade.
- B. STEPS BETWEEN A AND B BUILDINGS, AMENITIES STEPS, HAND RAILINGS, TIMBER RETAINING WALLS, PICNIC AREA –MCPM reached out to six landscapers. Three responded and one withdrew. Alpine Landscaping, Matt Bailey, indicated he had looked at this project in the past and had bid on it quite a while ago. He indicated he was

booked solid until mid-September. Meeting with Matt and Eric scheduled for August 21, 2018. MCPM reached out to Todd at Greenscaping multiple times with no response. MCPM has not reached out to any of the large contractors yet, such as Big Valley. MCPM indicated that they would be willing to bid on the smaller of the two proposals that were put together by John Tuft. John asked the group as to how necessary was trying to keep the patio area? Mary Beth brought up the point that it didn't seem to be used much previously. There was potentially a big cost savings if it the patio area was not redone. MCPM will continue to seek as many bids as they can obtain.

- C. UNIT DECKS AND STAIRS CONDITION – Chad indicated that the deck in the worst condition presently is unit #17. He estimated repairs to take two men two days to repair, resulting in a cost estimate of approximately \$900 with labor and materials. Question was raised as to whether that deck could be repaired this fall? Could it be done in conjunction with RMCAT project. Eric will reach out to RMCAT on timing.
 - a. **Motion was made and seconded to authorize MCPM to move forward with deck repair at unit #17 at an estimated cost of \$900 and coordinate with RMCAT. All in favor. Motion passed unanimously.**
- D. COMCAST UPGRADE – We are making progress with the scheduling of the upgrade. Presently scheduled for the week of Sept. 11-18. All Comcast boxes will be replaced unless owner has already upgraded to a new box. Each unit will get a new Comcast box and a new modem/router. A representative of MCPM will accompany Comcast to each unit. When upgrade is completed, any personal contracts will terminate unless the owner has signed up for expanded services, additional outlets, etc. Dan Madigan, L&L Services, will go away after the upgrade. Dan has been very cooperative throughout this process. MCPM will email owners about this change and it will include phone numbers and bulk account number for making calls to comcast if there are issues. We will no longer be calling Dan Madigan on this.
- E. PURPLE LINE – Eric indicated that the transit manager would be making some new announcements at upcoming meeting next week. Eric will try to attend. It sounds as though the transit department will keep the purple line route the same as the previous year with the possible exception of some additional express routes on weekends and holidays during early morning and later afternoon. Transfers at Safeway will not go away. Eric indicated that the transit department is raising driver pay in order to hopefully attract more drivers for the coming winter. They were very short staffed last year.

NEW BUSINESS

- A. ANNUAL MEETING PREPARATION – The board discussed various topics to be covered during the upcoming annual meeting. They discussed the need to emphasize with the ownership group that fact the crawlspace project is moving forward, and that the association is tracking very close to budget. The board discussed ideas to bring up at the annual meeting around improving the quality of communication among owners, board, and management company. The board wanted to be sure to mention that the woodpile has been removed from the parking lot. The board decided to hold an informal meeting at 3:15 on September 1, 2018 just prior to the start of the annual meeting at 4:00 PM.

SCHEDULE NEXT BOARD OF DIRECTORS MEETING

It was decided to wait until the organizational board meeting immediately following the upcoming annual meeting to schedule the next board meeting.

ADJOURNMENT

Being no further business to discuss it was moved and seconded to adjourn. Motion passed unanimously. Meeting adjourned at 3:03 PM.