

SUMMIT HOUSE EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JUNE 13, 2008

Call to order:

The meeting was called to order by president, Jim Ginther, at 9:00 AM, per the notice circulated to all board members.

Board Members Participating:

Anita Gray
John Finley
John Wade
Jim Ginther (via telephone)
Mark Rackley (via telephone)

Others:

Tom Malmgren

Approval of prior meeting minutes:

John Wade moved the approval of the board meeting minutes dated April 12, 2008. Motion was seconded by Mark Rackley and unanimously approved.

Manager's Report:

Tom Malmgren updated the board that the Sonleys (former resident managers) have moved from Copper Mountain. Mike Kareiva, the owner of unit 115, has agreed to fill the job and has been doing so since late May. This will be a desirable arrangement having an owner in the complex serving as the resident manager.

Tom provided a brief update of the building status and proposed schedule for the painting. The painting contractor will be starting at Summit House East as soon as they finish Peregrine, next door.

Financial Report:

The most recent financial update through April was e-mailed to the board prior to the meeting. The board briefly reviewed the financial status and accepted the report. A discussion of reserves followed. The board will continue to look at the reserve needed and adequacy of the funding.

Old Business:

The art in the hallways project is complete. The board felt that long-term it will be nice to continue this, but for the present time no further additions are planned. There are other priorities that will be focused on first.

Parking Lot sealing/crack sealing was discussed. Tom stated that he has a call into the asphalt company to seal the cracks and a seal coat of the entire lot will be reviewed with the asphalt company.

The board briefly discussed the recently completed PUD AMENDMENT hearings before the Ten Mile Planning Commission. Concerns about the negative Impact of the Creekside North proposed development on what is now the 3rd fairway and hole of the golf course was expressed. The board will encourage owners to write the

board of county commissioners prior to the final hearings on the PUD Amendment before that body. Jim Ginther did submit a letter to the Ten Mile Planning Commission voicing objection to the proposed Creekside North development, where the third hole currently exists.

New Business:

The board discussed the proposed agenda for the Annual Meeting over Labor Day Weekend. Tom was asked to have a proposed agenda for review by early August. The Annual Meeting of the Summit House East Condominium Association will be at 9 AM on Friday, August 29th at the Anaconda Meeting Room.

The board voted to again participate in the Wheeler Flats Festival on Friday evening of Labor Day weekend. Approximately \$400 is the cost for this participation.

On Saturday the board plans a social gathering of only the Summit House East owners at the hot tub deck. Details and exact time to follow at a later date.

Next Meeting:

The next meeting will be the annual meeting to be held on August 29th at 9 AM.

Adjournment:

John Wade moved for adjournment at 10:30 AM. Motion was seconded by Mark Rackley and passed unanimously.

Respectfully submitted:

Accepted:

Thomas J. Malmgren, Managing Agent

Jim Ginther, President