

**SUMMIT HOUSE EAST CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
JANUARY 4, 2009**

Call to order:

The meeting was called to order by president, Jim Ginther, at 8:10 AM per the notice distributed to all board members. The meeting was held in the office of Carbonate Real Estate/Property Management, Summit House East Condominiums, Copper Mountain, CO.

Board Members Participating:

Jim Ginther – via telephone  
John Wade  
Anita Gray  
Mark Rackley  
John Finley – via telephone

Others:

Tom Malmgren

Approval of Prior Meeting Minutes:

John Wade moved to approve the board meeting minutes of August 31, 2008. This was seconded by Mark Rackley and passed unanimously.

Financial Update:

Tom presented a proposed 2009 fiscal year budget to the board via e-mail prior to the meeting. Adoption of the 2009 budget was the primary agenda item for today's meeting. The board looked at the projected year end financial statement and comparative estimates in the proposed 2009 budget. The board asked Tom to go through the budget line by line, which was done. Numerous questions were asked and answered during this process. After thorough discussion John Finley moved to adopt the proposed 2009 fiscal year budget which includes a 3% dues increase. This motion was seconded by Mark Rackley and passed unanimously.

The board asked if the new accounting person made deposits and if so if she was bonded. Tom will research this topic and report back to the board.

Manager's Report:

Tom reported that a circulating pump on the heating system failed on New Year's day. Changing over to the back up pump did not work and Tolin Mechanical had to be called out to solve the problem. Ultimately some fuses had to be replaced. A new pump motor is on order. The building was without heat for some time, but not long enough to cause any major problems. Most occupants did not know the heat was off.

We have experienced some continuing elevator problems. Tom stated he would go into more detail under old business. The elevator service company has been to the building numerous times to attempt to solve issues of the elevator simply not operating, including when occupied and trapping users inside.

John and Sue Wertz, owners of unit 103, are the acting resident managers. They have been doing a great job of caring for the complex. Tom reported that both he and

John have been up on the roof to knock down ice build-ups and to check the heat tape at the scuppers. No leaks have been observed so far. Tom attributes this to the new scuppers that are working well and managing the ice build-up as it occurs.

The hot tub is check daily by Sue and is working well at the present time.

Generally the building has not had any major problems. It is good that most of the unit renovations have been completed that were underway this past summer. This did create some noise and cleaning issues.

Several units have had new windows installed. The result has been very positive as reported by those unit owners who have replace windows and sliding glass doors. **With escalating utility costs the board wants to encourage ALL OWNERS who have not replaced their original doors and windows to strongly entertain doing so. The comfort of the units is much better and the potential savings to the entire complex with reduced heating costs is desired. The board spent several minutes discussing how important it is to encourage all owners to replace original windows. While an exact count was not available it was noted that approximately 2/3 of the unit owners have upgraded their windows.**

John Finley reminded the board that he previously had volunteered to write a testimonial regarding his experience of replacing windows. He was very complimentary of the result and promised to follow through with his written report later this winter. He also will update the board on his experience with obtaining building permits and the over-all frustration of complying with the regulators.

#### Old Business:

Tom reported on the elevator under old business since this has been an on-going topic for some time. The board carried out a renovation of the elevator car a couple of years ago, but the controller is the original equipment. Recently with the problems that we have experienced it has been suggested that we should plan on replacing the controller soon. Tom has asked the elevator service company for a bid to make the recommended upgrades / repairs to our elevator equipment. The noise level when the elevator is going up has reached very unpleasant volumes and negatively impacts the adjacent units. The board endorsed seeking bid(s) with a strong desire to accomplish necessary work in the slow months after the ski season.

#### New Business:

During discussions with Tolin Mechanical personnel with the recent heating problem it was noted that the expansion tanks in the boiler room should be replaced. Tom has requested Tolin to provide a bid for this work. It is not an urgent matter, but one that we need to plan for in the next several months.

Jim Ginther suggested that the condition and appearance of the two saunas date them to the beginning of the building. Discussion followed suggesting that possibly only one sauna (in updated condition) was necessary for the complex. The board will look into ideas and pricing. Tile on the floor adjacent to the shower and new doors would be some of the first priorities.

John Wade suggested that the door knobs at all common doors be replaced with a lever type handle, like on the door from the elevator lobby into the garage. He estimated

about \$50.00 per door but did not have any firm bids. The board liked the idea and asked that firm bids be obtained and circulated to the board via e-mail.

John also suggested that we investigate the possibility of installing solar panels on the roof of the complex. He stated that while this may be an expensive installation, it could save us money in the long run. The board endorsed obtaining ideas and numbers.

Anita Gray commented that she would like to see the towel racks in the hallway adjacent to the door to the outdoor hot tub be consistent in color and installation. Management will look into this.

Date for Next Meeting:

The next board meeting was set for February 8, 2009 at 8 AM.

Adjournment:

John Wade moved for adjournment. This was seconded by Anita Gray and passed unanimously.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Jim Ginther, President