

**SUMMIT HOUSE EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
DECEMBER 30, 2010**

Call to order:

The meeting was called to order by president, Anita Gray, at 9:00 AM per the notice distributed to all board members.

Board Members Participating:

Anita Gray
John Wade
Joan McLaughlin
Mark Rackley (via telephone)
Darrel Schmidt (via telephone)

Others:

Eric Malmgren
Tom Malmgren

Approval of Prior Meeting Minutes:

John Wade moved that the prior meeting minutes of September 5, 2010 be approved as written and distributed. Motion seconded by Anita and passed unanimously.

Financial Update:

Tom Malmgren reported that the association was in good financial condition with \$17,109 in the operating account and \$109,072 in the reserve account, as of the end of November.

A thorough discussion of the budget resulted in some minor changes to the final budget. The end result was a decision to not increase the dues to the owners. A motion for approval of the budget, as amended, was made by Anita Gray, seconded by John Wade and approved by the entire board. A copy of the final budget will be posted in the association website at - www.summithouseeasthoa.com

Management Report:

Tom updated the board on a recent plumbing leak on the third level. A waste line from the loft of unit 304 (copper pipe) has developed a leak at a location where it passes through the concrete floor between the loft level and the third floor hallway. This is definitely a common area pipe and thus the HOA responsibility. Initially a roof leak was suspected but further inspection lead to the waste line.

The upgrade of the television programming by Resort Internet is progressing with January 3rd as the switch over date. This should be a seamless transition; however, all programmable television sets will require re-programming. The wiring and placement of radios has been completed to provide the WiFi system, scheduled to be active by year end. A password for the WiFi will be communicated to owners soon.

Garage lighting was recently upgraded with new fixture parts. Older bulbs and ballasts are being phased out. Consequently, Xcel Energy was offering a rebate if upgrades were installed and the association will benefit from this effort.

The hot tub continues to operate, despite a leak that creates a bit of an ice buildup beneath the deck during the winter. It is not serious enough to require shutting down the tub. Estimates to investigate the exact source (thought to be a jet connection beneath the foam side of the tub) are in the \$1,500 range. Since that would just locate the source not fix it, the board has continued to operate the tub as is, knowing we will most likely replace it next summer.

Committee Reports:

The hot tub has been a topic of much discussion over the past year. Various bids have been obtained, but a clear 'scope of work' needs to be refined so that all bidders are submitting numbers on the same thing. The board has discussed modifying the deck that the hot tub sits on and numerous concepts have been offered. The board agreed that a professional should be engaged to assist the board in deciding exactly what we want and then obtain bids. Darrel Schmidt recommended talking to the architect he used for his unit remodel last year. Wil Crago is his name and Darrel provided contact numbers. Wil's company is called Equilibrium Architects. Tom stated that he has worked with an architect in Frisco who is currently providing some services for the Snowflake HOA across the street. The board asked Tom to seek bids for architectural services from both individuals and then a decision can be made. Specifics that the board members suggested include: a one level deck – room for the existing BBQ grill – possible bike and/or ski storage underneath the deck – obviously all to meet current code requirements. Once proposals from architects are obtained the board will communicate by telephone and e-mail to select one of the bids and proceed with putting together a scope of work with specifications.

The next topic was the sauna. Over the past two years the board has obtained bids to upgrade the first floor sauna as well as consideration of converting the first level sauna to a steam bath. Considering the unknown costs involved with the hot tub the board agreed it was best to table the sauna discussion until we know what funding will be remaining after the hot tub project. Estimates to convert to a steam ranged in the \$21,000 to \$25,000 range. Thus the sauna question will likely be a 2012 project for consideration.

Old Business:

As a formality, Anita Gray asked the board to confirm their e-mail communication appointing Joan McLaughlin to the board. All board members responded with a positive response, affirming this prior action.

New Business:

Tom reported that meetings have been occurring between the Metro District board of directors, the POLA board, the Resort Chamber board and the Village Company board with ESP consulting leading the discussion. The primary topic, as presented to all owners by ESP at the annual POLA meeting in September, is consideration of ways to increase funding for marketing of the village. One of the items presented is increasing the Resort Chamber dues. The Summit House East HOA pays about \$1,200 annually and a suggestion of a four fold increase has been made. Nothing has been determined and a vote of the owners throughout the village would be required. Tom simply wanted the

board to be aware of this discussion. The board expressed concern about this as it would have an impact on the annual budget and therefore dues allocated to the members.

Next Meeting:

The next board meeting was targeted for late March or early April.

Adjournment:

The meeting was adjourned at 10:20 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Anita Gray, President