

**SUMMIT HOUSE EAST CONDOMINIUM ASSOCIATION
MINUTES OF ANNUAL MEETING
SEPTEMBER 01, 2006**

ROLL CALL AND CERTIFICATION OF PROXIES

<u>Members Present</u>	<u>Unit #</u>
Mark Rackley	315
Neil & Kate Arnal	311
Gary Harmsen	307
Joan McLaughlin	306
Jim Ginther	305
Vi Effinger	304
Anita Gray	113
Pete & Rebecca Fowler	111
John Wade	110
Eric Malmgren	108
Fran Plotnick	106
Tom Malmgren	102/104
John Finley	101
<u>Proxies</u>	
John & Sue Wertz	103
Darrel & Kathy Schmidt	109
Sylvia Dewitt	112
Michael Kareiva	115
Robert Hartzell	201
Cheryl & Dennis Johnson	207
Richard & Sally Belles	301
Peter Kertesz	303
Leif Nelson	308
Janee Jones Mehegan	312
Kent & Nancy Nickell	313

The annual meeting of Summit House East Condominium Association was called to order by the president, Neil Arnal, at 9:00 A.M. Introductions of those present were made. Combining those in attendance and the submitted proxies, a quorum was met. The meeting was held in the Anaconda Meeting Room, first floor, Copper Mountain, Colorado.

Gary Rodgers, General Manager of Copper Mountain, spoke to the membership encouraging the attendance of the State of Resort meeting, and stated the pending sale of Intrawest was a positive. He feels Fortress LLC looks at its Colorado area as being the core assets. The new company is passionate about skiers and loves the mountains.

Prior Meeting Minutes

Jim Ginther moved that the minutes of the 2005 meeting be approved as written and distributed. Seconded by Peter Fowler, and motion carried.

Report of Officers and Committees

Neil Arnal reviewed the projects the board has completed and are presently being completed. The wooden retaining walls by the garage entrance/exit, and flower beds by building entrance have been removed and replaced with Keystone block.

The parking lot has been repaved with will an overlay. When the lot was resurfaced they also repaired damage and leveled the parking lot proper drainage.

Neil Arnal and Tom Malmgren explained the roof problems and the modifications that will need to be done to solve this problem. The roof has 2 levels with heat tape from the upper level to the lower level to keep the ice from forming on the building. Down spouts and scuppers, direct the water of the upper roof to the lower. The lower level surface is a rubber membrane directly on top of the roof. The problem has been around the scuppers. Icicles have been forming and backing up to create leaks at the scuppers. Tom explained that the scuppers will be reconfigured to extend out, to help reduce any icicles from forming. On the third floor 309/311 the rubber membrane has been damaged and this area will also be replaced. The remaining portions of the roof are in good shape. This project is to be completed by the end of September.

Discussion was held on the hot tub repairs and use. The present hot tub is a residential tub, not a commercial hot tub. The repairs for this tub occur due to the heavy use in the ski season. The board will continue to monitor expenses and projected costs of replacement.

Some of the smaller projects completed or being discussed are:

1. The wood chips have been replaced.
2. A tree was removed, to reduce the crowding and a flower bed placed there.
3. The sign posts at the driveway entrance were replaced.
4. The key post for the garage was repaired.
5. The lights on the Summit House East sign will be replaced.
6. Brighter, long use lights have been placed in the hallways.
7. The board is getting bids on moving the thermostat heater in the garage area; presently it is by the garage door.

Neil Arnal noted the railing by the sidewalk along the front had been removed to initially be repaired, but the railing was in such bad shape it could not repaired. The membership agreed to seek bids to replace the present missing railing as well as the rail along the steps.

Managers Report

Tom Malmgren gave a brief review of the financial statement. The board will approve the two IRS Resolutions that roll the excess funds into the reserve account.

Election of Directors

Per the new bylaws, all directors are elected annually. The membership held an election and the following are the new board members: Neil Arnal, Anita Gray, Jim Ginther, John Finley and Pete Fowler.

Neil Arnal reminded everyone of the Wheeler Flats Festival as well as Summit House East Homeowners' Party.

Adjournment

John Wade motioned to adjourn the meeting. John Finley seconded the motion and all agreed.

Respectfully Submitted,

Accepted,

Thomas Malmgren, Managing Agent

Jim Ginther, President