

**SUMMIT HOUSE EAST CONDOMINIUM ASSOCIATION
MINUTES OF ANNUAL MEETING
August 31, 2007**

ROLL CALL AND CERTIFICATION OF PROXIES

<u>Members Present</u>	<u>Unit #</u>
Mark Rackley	313/315
Joan McLaughlin	306
Jim & Jean Ginther	305
Dick & Sally Belles	301
John Wade	110
Fran Plotnick	106
Tom Malmgren	102/104/108
John Finley	101
<u>Proxies</u>	
Darrel & Kathy Schmidt	109
Sylvia Dewitt	112
Michael Kareiva	115
Peter Kertesz	303
Vi Effinger	304
Calvin Chadwick	309
Lynn Mcpheeters	311
Janee Jones Mehegan	312

The annual meeting of Summit House East Condominium Association was called to order by the president, Jim Ginther, at 9:04 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.

Prior Meeting Minutes

Dick Belles moved that the minutes of the 2006 meeting be approved as written and distributed. Seconded by Joan McLaughlin, and motion carried.

Report of Officers and Committees

Jim Ginther reviewed the projects the board has completed and are presently being completed. The roof scuppers project was completed last fall. This solution has seemed to solve the problems we were having.

The building entrance railings have been repaired. For safety measures, the fire extinguishers, common and in the units, were replaced. Most of them had expired.

Some of the hallway emergency lights, were replaced as they did not work. The hallway carpets have all been cleaned. In the garage, lines for parking spaces have been painted. With all the rain this summer, the remaining exterior painting will be done in the fall. The spa has a new cover ordered for the fall. The board reviewed all the signage around the building, and ordered more professional signs.

Jim Ginther reviewed future projects the board had been reviewing throughout the year:

1. The repainting of the building
2. Replacing the timber with Keystone block. (like at garage entrance)
3. The board planning to do a reserve study.

As a reminder to the association, the decks can be used for temporary storage with remodeling, but the decks are not permanent storage. The new Pella windows require non-alcohol based cleaning solution. The board will look at all the concrete surfaces of the decks, and make sure all railings are tightened. Tom Malmgren will look into stripping the parking lot this fall.

Managers Report

Jim Ginther reviewed the reserves funding. Tom Malmgren gave a brief review of the financial statement. Discussion was held on how other associations manage their reserves. Tom Malmgren motioned to approve the two IRS Resolutions that roll the excess funds into the reserve account. Seconded by John Wade, motion carried.

Gary Rodger, President of Copper Mountain, and Kelly Keefer, Vice President of Operations answered questions asked by the membership of the new ownership by Fortress, leadership, the pine tree beetle problem, and the golf course.

Old Business

The membership held discussion on acquiring a unit for the building manager. Jim Ginther discussed high speed internet individually is \$24.00 a month: if the whole building signed up, they would get a discounted rate. The board looked at going wireless, but the bid was \$5600.00. At this time it was left to each owner to get internet.

New Business

The Board has looked at acquiring artwork to improve and enhance the hallway. Dick Belles motioned to add art work to the hallways, seconded by the Mark Rackley. The committee is Mark Rackley, John Finley, John Wade and Joan McLaughlin.

Jim Ginther proposed a resolution, to thank the Neil and Kate Arnal for their work on board and around the building with a gift certificate. The board will decide the amount of the gift certificate at the board meeting, but individuals are also encouraged

to contribute to this gift certificate. Joan McLaughlin motioned to approve, John Finley seconded, passed unanimously. Discussion was held to removing the smoking from the garage, and/or changing the ashtray on the wall.

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: Anita Gray, Jim Ginther, John Finley, John Wade and Mark Rackley.

Jim Ginther reminded everyone of the Summit House East Homeowners' Party. The party was changed to 6:30p.m. in unit 305, to allow for the music and the weather.

Respectfully Submitted,

Accepted,

Thomas Malmgren, Managing Agent

Jim Ginther, President