

**SUMMIT HOUSE EAST CONDOMINIUM ASSOCIATION  
MINUTES OF ANNUAL MEETING  
SEPTEMBER 03, 2004**

**ROLL CALL AND CERTIFICATION OF PROXIES**

<u>Members Present</u>	<u>Unit #</u>
Neil & Kate Arnal	311
Howard Beck	103
Don and Helga Fields	115
Pete & Rebecca Fowler	111
Anita Gray	113
Tom Malmgren	102/104
John Finley	101
Vi Effinger	304
Joan McLaughlin	306
Tom Pazik	310
 <u>Others Present</u>	
Steve Norby - Resident Manager	201
 <u>Proxies</u>	
Downhill Ventures	107
Donna Grant	302
Janee Jones Mehegan	312
Nancy Nickell	313 & 315
Peter Kertesz	303
Sylvia DeWitt	112
Anita Gray	113
Robert Hartzell	201
Cheryl & Dennis Johnson	207
Jim Ginther	305
Gary Harmsen	307

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.

Tom Pazik moved that the minutes of the 2003 meeting be approved as written and distributed. Seconded by Anita Gray and motion carried.

## **Report of Officers and Committees**

Neil Arnal reviewed the elevator modification project. There have been a few problems with the compatibility of the old electronics with the new electronics but those are being worked out. A thank you was given to the 3 ladies who picked the décor of the elevator.

In the storage area the floor has been painted. The Board asked all owners to please not put any items above the top of your storage closet.

The hallway between the garage and elevator has been remodeled to match the interior hallways. Carbonate will place a framed picture of the ski area in the hallway as well.

The mandatory Back-Flow valve has been placed on the boiler. This is a state mandated project.

The hallway carpets have been cleaned. Carbonate will have the trash chute power washed to help reduce the smell in the back stairwell area. Carbonate will also look into replacing the drywall in the stairwell area.

The Board will be working on the following list of future projects:

1. Painting the wall on the north side of the building.
2. The railings are peeling, the board will look at getting those repainted next spring.
3. The Board will review the Landscaping plans for the building.
4. Next spring the parking lot will be get stripped at the garage entrance and the stairways.
5. Early next spring the exterior windows will be washed. Anita also mentioned that Pella windows can not have regular glass cleaner used on them. Notice will be given prior to the window cleaning along with a bid for any owner who would like to have their interior windows cleaned at the owner's expense.

## **Unfinished/Old and New Business**

Discussion was held on the hot tub, although there is no way to keep one set temperature, everything else has been working well. The hot tub cover has been used incorrectly at times and has caused damage on the wall. The Board will look into making a bumper for that area.

The membership held a lengthy discussion on parking at the building. Many people felt it was as well policed as possible. Others felt that there was still a problem. Some possible solutions mentioned would be to boot cars or put in a gate. Although neither of these will stop the parking problem, there are just certain times of year the parking in the building will be tough when it is 100% full.

The Board is also going to review the garage area parking. With people driving large vehicles, there is a problem with them extending in the common area and causing parking problems.

### **Managers Report**

Tom Malmgren stated that Neil's report covered everything that was planned in the manager's report. A brief review of the financial statement followed. Anita Gray motioned that the two IRS Resolutions that rolls the excess funds into the reserve account be accepted. Neil Arnal seconded. Motion passed.

### **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, Tom Pazik, Anita Gray, Jim Ginther, and John Finley.

Anita Gray encouraged all present to attend the Community Breakfast to raise money for the Fire Department. Vi Effinger also announced the Chapel Foundation is trying to raise money for the Mountain Top Structure. Summit House East board did decide to donate money to the Chapel Foundation for this.

Neil Arnal thanked everyone for coming and motioned to adjourn for the day. Don Fields seconded the motion.

Respectfully Submitted,

Accepted,

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Thomas Malmgren, Managing Agent

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Neil Arnal, President