

LAKE CLIFFE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING AGENDA  
WEDNESDAY, 8/9/2023  
5 PM MDT

1. Call to Order by Tony Thomas, VP
2. TIME: 5:03pm
3. Board Quorum Verification: YES. Camille will not be at the meeting due to surgery today. She has provided a written proxy to Judy Wiesner, Treasurer
4. OWNER ATTENDEES INCLUDED: A301. Gary Reichelt, E201. Zeta Switlik, A305 Linda Vambaca, B301. Guy Floyd, B206. Kelly Letts, A105. Tracy Zack, F204. Nic Zador , B104 J & E Worel, E204. Irene Parungo, B304. Bear McConnell, A304. Sam Malin, F301. Diane Berne, B201. Linda G & Dick P, C307. Patricia Penta, F103. Catherine Rundle, A206. John Hayden, E108. Mike Muran, F105. Ellen Robinson, E102. Roland G, E207. John Becker, B101. Shannon Greer, B302. Mike. Khalil, A308. Chris postle, A203. Bruce Thumm, C205 John McDonald, F210. Suzanne Kruger, C206. Lin Mirage, B106. Robert Maxwell
5. Meeting Minutes to Approve - June 2023  
Motion to Approve the 6/ 2023 Minutes was made by: Ray Dean  
The motion was seconded by: John Nixon
6. Financials - Operating - As of June 2023 - Judy Wiesner  
Reserve Monies - As of June 2023 - Judy Wiesner

Thanks to all who voted for the assessment, it was approved.

You should have received the Annual Meeting packets, but no one has and we don't know where they are. The service in Silverthorne used by Summit Bookkeeping had them sent out and we are in contact with them to see what happened. We have sent an email in its' place. Please let us know if you receive anything.

#### Operating

(\$170,000) due to insurance and utilities. Utilities have gone down about \$2,000 / month. The special Assessment will be on the next statement. Money lent to the Operating account will be moved back to the Reserve account to true up the books.

#### Reserves

Interim so the Reserve summary \$411,000 which includes the \$170,00 borrowed for Operating. We have paid for the boilers in F, budgeted at \$75,000, actuals were at \$70,000.

No one is in arrears - is appreciated since we are so low on cash.

Motion to Approve the June 2023 Financials was made by: John Nixon

The motion was seconded by: Tony Thomas

7. Old Business
  1. Focus, the new Property Management Company: Heber Rojas
    - Pool Cell changed - will save money for the association in the long run

- Clubhouse - beam repair, rear step replacement, roof replacement schedule
    - The Clubhouse beam will be repaired by Ortiz Brothers, a local licensed contractor.
      - The repair will be made in accordance with the specifications and requirements as provided by the engineer.
      - Ortiz has applied for the building permit from the Building Department.
      - A letter of approval as required by the Building Department for Ortiz to perform the work at Lake Cliffe was sent to Ortiz Monday, August 7
      - The pool will be closed down during this time for approximately 2-3 weeks. Work will commence right around Labor Day
  - The backstep to the Clubhouse has been replaced
  - 2Speed Excavation is applying for the permit to proceed on building A due to water intrusion to unit A101
  - Electric Locksets were installed on all boiler rooms and basement doors for security
  - Fence repairs are completed with the exception of the area between buildings A-B due to the excavation to take place, That will be repaired upon completion of work by 2 Speed
  - Alpine Tree has completed the removal and trimming of all trees and vegetation required by the insurer
  - Boilers to building F were installed
  - H&M repaired the irrigation system between E and F, repaired the drywall. The project was completed for less than estimated.
  - Focus took \$500 from their budget and planted flowers at the entry of Lake Cliffe and around the complex. This project was initiated and planted by Harbey and Tato.
- Parking Notices:
    - Cars tagged during the events, we need new signage at LC regarding parking
    - Parking tags may need to hung via a lanyard, or extended by some method to extend down the lanyard so it's easier to identify from the outside by the property management staff
  - Pool Safety:
    - New numbers indicating the pool depth were ordered for the safety of swimmers.
    - Recommended Signage to be posted is the age to be their alone in the pool. The recommendation is 14 years and older, below must be accompanied by parent
    - Also we have a land line in the clubhouse near the pool.
    - Life vests were purchased for pool safety
- Pest Control - LC has a contract with Orkin, however they do not have staff in Summit County, but have charged for services. Nancy met with Local Pest Control, owner Evan. He will present a contact to us. He previously worked with Orkin and is familiar with Lake Cliffe. We also have a significant number of voles behind buildings A, B and C buildings.
  - Gutters were inspected by Focus, Lallier was notified and returned to clean gutters, collector heads and drains
  - Harbey and Toto have received their Pool Certifications.
    - Taco got a 98% - missed only one question
  - Greenscapes will review the gate valves of the spigots to lock them so no one can use them until spring and removed by property management. They will also winterize the system at that time. This will take place 9/15-9/20.

- Nancy Peter provided the following updates:
  - Electrical project update - Breaker boxes in A Building changed. Pigtailling complete in Building A, B & C Buildings including the basements.
  - Clubhouse Roof Replacement
    - this project may be delayed due to the timing of the beam repairably by Ortiz.
    - the cooler weather is not conducive to the temperatures needed by the roof adhesive and materials. More information regarding timing will follow
- Nancy will email the combination to the basement doors to owners in each building
- Asphalt - repair. RESEND HEBER APPROVALS
- E will need holes repair
- Parking lots E and F will begin repairs by the end of August. Crack seal
- Parking lots A and C will occur in September as they are not as critical. Crack seal
- Fire Safety Update
  - The additional required fire extinguishers and glass boxes are on order

#### Governing document update - John Nixon

- Final voting was Sunday, August 6, 2023
- The By Laws and Articles of Incorporation were passed.
- The Declarations were not passed and we are in touch with the attorney about the next steps and options
- Declaration need 70% approval to be in favor or against - we don't have 70% in one category
- We uncovered within the last week the State of Colorado adopted a statute if you don't achieve the needed 70%. We can petition the court which is less expensive that starting the process from scratch. The estimated cost is \$3,000 - \$5,000.
- The judge will look at the statistics, number of votes, percentages - there are no guarantees the judge will rule in our favor. The process is estimated to take 90 days.
- We believe the judge will likely accept the documents as we have not revised the documents for 50 years. We can make amended changes to the documents after that time.

#### Owner Comments (10 minutes total)

Can a special assessment be used against owners that did not vote???? (This may have been asked in jest)

#### 8. New Business

##### A. Building A Soil - North Wall - Nancy Peters

- The soil at the north side of building A has compacted to the point it has caused water intrusion to A101 damaging carpet and walls.
- 2 Speed Excavation will address soil removal, waterproof the wall, insert a drain and replace soil with compaction and slope away from the building
- The major issue in this area is the main gas line for the town is near this excavation

B. Irrigation Repairs - Ray Dean

With the help of Mark Levorson and the Focus team the irrigation system is being corrected. Thanks to Mark for volunteering his time and expertise. We are starting to see green grass.

- A special thanks was given to Mark Levorson, Harbey and Tato. This was a good example of an owner with expertise stepping up to help

C. Tree Trimming - Per Insurance Company – Ray Dean

- A new requirement by the insurer was to remove all trees, limbs and vegetation from touching the buildings. If not performed this would be grounds for termination of coverage.
- Alpine Landscaping has performed the necessary work.

D. Clubhouse Entry Card Replacement - Nancy Peters

- The cost for replacement of a lost or misplaced entry card is \$100.
- Call the management team for payment and distribution of a new card
- New cards and information about the company were found so we can contact them for further information about the system

E. Grills on Deck Policy - Per Summit Fire & EMS and Insurance Company - John Nixon

MOTION PRESENTED:

- The insurer provided a new requirement prohibiting grills and barbecues on decks.
- If a new policy was not agreed to and enacted, this would be grounds for termination of coverage.
- Camille contacted the Fire Marshall for Summit County and found they adopted the 2018 Fire Code and have the same requirements for the County.
- This brings forward discussion from the board and a new policy:

LAKE CLIFFE CONDOMINIUM ASSOCIATION

AMENDED POLICY: NO GRILLS ON DECKS

I motion that based on the 2018 International Fire Code adopted by Summit Fire and EMS Department regarding the use of grills on decks, and any prohibition of grills on decks by our insurer, Lake Cliffe Condominium Association mandate all grills be removed from decks and balconies for fire safety.

It is noted because the decks and balconies are constructed of wood ceilings and sides making them combustible, they are not protected by sprinkler systems and do not meet the 10 foot combustible construction requirement.

The motion was stated by: Judy Wiesner

The motion was seconded by: Ray Dean

Unanimous approval by the Board.

RAY DEAN noted:

There will be fines imposed if the grill policy is violated. All fines collected go back to the association.

Owner comments felt the grills need to be removed.

Heber will consider a plan to remove the grills

A question was raised about the irrigation repairs against Axiom. The board responded: Axiom was fired and decided to take a No Recourse action to avoid court issues - there is no recourse against Axiom

9. Motion to Adjourn the meeting was made by:

The motion was seconded by: john Nixon

The meeting was Adjourned at: ray Dean

Meeting adjourned at 6:42 PM

COMMENTS -

10. Schedule for the next Board meetings:

**September 2, 2023 9am - Annual Meeting for Lake Cliffe Owners**

