



LION'S GATE PINES LODGE

INTERVAL OWNERS ASSOCIATION

**Minutes for
Board of Lion's Gate Pines
Saturday, August 26th 2006
Littleton United Methodist Church**

1. Call to Order

Time: **9:02 AM**
Place: **Littleton United Methodist Church**
Meeting: **Regular** Special

Members Present

X Kay Eiseman X Jim Harris X Jim Speckmann
X Bill Robbins X Janice Gulick
X Guests: CMC Business Manager, Housekeeping & Property Managers

2. Reading of the minutes

7/23/06 LGP Board Meeting

Approved Corrected Dispensed with

If corrected, state the correction

3. President's report

- None

4. Vice President's report

- None

5. Secretary's report

- None

6. Treasurers report

- None – Financials not available for July yet

7. Old Business

- Owners Emails - there is one outstanding email response to be prepared that is being researched.

- Lion's Gate Condominium Declarations, Bylaws & Amendments
LGP Bylaws need to be modified to stagger terms of board members and the Declarations need to be revamped and updated—consider a different but fair methodology of assessment that is less confusing and better define how the common area expenses differ from the unit expenses.
- Delinquencies
Delinquencies were briefly discussed and CMC has started working on them. This item is a continuing item.

8. **New Business**

- Return Policy approved by the board in May – Do we want to put it on the website?
The secretary made a motion not to put this policy on the website. It was seconded by the President. A brief discussion followed. The vote was unanimous not to put this policy on the website.
- Use and payment policy – Question – Do all weeks have to be current to use any week? Policy about banking your weeks on II and current dues.
This item was moved to the September Board meeting. The current policy of all units must be current remains in effect.
- Traded week are being treated as guests. Jim S traded his week 31 for a week 33. No paperwork was received from CMC. Jim S called CMC and asked what was happening. He also requested key cards.
Item transferred to CMC Business management for resolution.
- Allow Owners to pay by CC.
The board approved this offer and paid a one time set up fee of \$50.00. This will be available for the September Billing. Owners will pay an additional \$3.00 per transaction to use this service.
- Swimming Pool Area Lights
The swimming pool lights and common area lights stay on into the early morning even though the pool closes at 10 PM. The Secretary made a motion to turn the lights off at 10:30 PM. The motion was seconded by the Treasurer. The motion passed and CMC Property Management will reset the timers accordingly. This change affects the Lights by the pool entry door, the swimming pool light and the common area lights.
- Annual Meeting Agenda
The agenda for the annual meeting following this meeting was discussed. No changes were made.

- Do Not Call List
The Phones of LGP do not appear to be on the DO NOT CALL LIST.
CMC will register the phones.

- Cabin Club Proposal
A proposal for landscaping assistance by the landowner to the N was received and distributed by CMC to the President. They wanted an immediate response. The board has not had time to review this item and it was moved to the next scheduled board meeting.

- Item to add to the September Agenda
Annual Meeting
Unit Inventory adjustments
Possible pool closing for the winter months – to be defined, cost savings must be researched.
How do new owners get the LGP information (HOA Declarations and Bylaws, ETC)?

Adjournment: 9:41 AM

Future Meetings

Saturday August 26th 10AM Littleton United Methodist Church – Owners Meeting
 Wednesday, September 13th 7:15 PM at the Rocky Mountain Driving Academy
 Wednesday, October 11th 7:15 PM at the Rocky Mountain Driving Academy
 Wednesday, November 8th 7:15 PM at the Rocky Mountain Driving Academy
 Wednesday, December 13th 7:15 PM at the Rocky Mountain Driving Academy