



# LION'S GATE PINES LODGE

## INTERVAL OWNERS ASSOCIATION

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

### Call to Order

Time: 11:00 AM  
Place: Littleton United Methodist Church  
Meeting: Regular Special – Open Board Meeting following  
adjournment of Homeowners' Annual Meeting due to lack of quorum

### Members Present

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

**The agenda for this meeting resumed from the Annual Homeowners' Meeting  
Agenda beginning at item 6. Property Manager's Report**

6. Property Manager's Report
  - a. Financial Report  
Financial reports through June 30, 2006 were reviewed by Mary Martin, the Accounting & Association Business Manager. The lack of information from the previous management company made the transition difficult. The financial records were transferred and our May billing was done. Delinquent accounts are now being processed through CMC.
  - b. Common area maintenance Report  
A list of issues and concerns to be addressed was created by the Board and presented to the property manager for his attention. Major improvement has been made on the back decks; the decks have been re-leveled. The desks along with other security and safety concerns have been given higher priority.
  - c. Housekeeping Report  
An inventory of each unit has been completed. CMC will be adjusting the individual unit inventories to better define the need for replacement items in the units. We already know that we have an inadequate linen inventory. Problem reports are shared with the Board on a regular basis.

7. **General Comments**

The "Lionsgatepines.org" website has been cleaned up and slightly redesigned. The President and Secretary of the association now update the website. The secretary called up all the units listed for sale and removed all invalid items. Owners must request their ad to run again in November and May. If an update has not been requested it will be removed from the website. Change of ownership: A copy of the deed must be sent to CMC in order to complete the sale and registration of your unit.
8. **Winter Park/Grand County updates - CMC Representative**

The CMC Property Manager told us about the growth in the area particularly between Winter Park and Fraser. The Granby area also continues to grow and develop. Winter Park has cleaned up old dead projects in particular.
9. **Old Business Identified from the 2005 Annual Meeting Minutes**
  - a. Dual affiliation with RCI to be completed by end of 2005. This action was not taken prior to the change in management companies. Prior to the 2005 annual meeting the contract between LGP and II was allowed to renew unchallenged for an additional 10 years. The board will submit a request to II asking that we be allowed to dually affiliate regardless of the exclusivity provision of this contract.
  - b. Replacement of the entry doors for increased security. This action was not taken prior to the change in management companies but will remain an item for future consideration.
  - c. The north side of the building will be terraced with brick, stairs added and gutters replaced to the back door entrance near 107. No action was taken prior to the change in management companies. However, the owners of Cabin's Club have submitted a proposal for consideration by the board with regards to the area previously identified for terracing with brick and stairs. CMC will take the necessary action regarding the gutter replacement at the back door entrance near 107.
  - d. A new trash dumpster enclosure to be built. No action was taken prior to the change in management companies. CMC will take the necessary action regarding the downsizing and ease of access for owners of the dumpster enclosure.
10. **New Business**

Beginning September 2006, owners may pay their assessments using a credit card; there will be a \$3.00 per transaction to use this service.

An informal survey was taken of the owners present regarding an owner's request that we consider a winter closure of the swimming pool as a money saving measure. The results of this survey prompted an agenda item for the board to determine the cost of maintaining the pool and consideration for closing the pool from November 1 to April 1.

11. Election of Board of Directors - CMC Representative  
Currently, all terms are for one year. The Board is preparing an amendment to the By Laws regarding the election and terms for members of the Board, which we anticipate, will be effective next year.

The president requested CMC to give a report on the ballots received by CMC. The vote count was: Kay Eiseman 66, Jim Harris 61, Janice Gulick 58, Jim Speckmann 58, Bill Robins 57, Jim Hewett, Harry Olson 30 and Thomas David 0. The Vice President moved that we accept the request of the owners for the election of the board of Directors. The motion was seconded by the Treasurer. The motion passed unanimously.

12. General Discussion  
The board indicated that they would stay and talk to all about their concerns. Two comments were noted before we adjourned. The current coffee cups are too big for the dishwasher. The second issue concerns replacing all the carpeting in the bathroom with tile and replacing the sub flooring as required as soon as finances allow.

Adjournment: 12:03 PM

#### Future Board Meetings

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



# LION'S GATE PINES LODGE

## INTERVAL OWNERS ASSOCIATION

**LION'S GATE PINES LODGE CONDOMINIUM ASSOCIATION**  
**Annual Homeowners' Meeting**  
**Saturday, August 26, 2006 - 10:00 a.m.**  
**Littleton United Methodist Church**

1. Call to Order
2. Welcome by Board President, Kay Eiseman
3. Introductions by Board President, Kay Eiseman  
Current Board of Directors for Lion's Gate  
Condominium Management Representatives
4. Quorum verification
5. Approve 2005 Annual Meeting Minutes (copy provided/available) - Jim Speckman, Board Secretary
6. Property Manager's Report
  - a. Financial Report
  - b. Common area maintenance Report
  - c. Housekeeping Report
7. General Comments
8. Winter Park/Grand County updates - CMC Representative
9. Old Business
10. New Business
11. Election of Board of Directors - CMC Representative  
Currently, all terms are for one year. The Board is preparing an amendment to the By Laws regarding the election and terms for members of the Board which we anticipate will be effective next year.
12. General Discussion

Adjournment