

LION'S GATE PINES LODGE CONDOMINIUM ASSOCIATION
Annual Homeowners' Meeting
Saturday, August 22, 2015 - 10:00 a.m.
Minutes

Call to Order - Kay Eiseman called the meeting to order at 10:07 A.M.

Roll Call - Board Members Present: Kay Eiseman (President), Jim Harris (Vice President), William Robbins (Treasurer), and Thomas David (Member) via conference call.

CMC Members Present: Robert Blay (CMC General Manager), Chip Sisson (Assistant Property Manager), Enrika Bileviciene (HOA Manager).

President's Welcome and Introductions - Kay Eiseman welcomed the owners and encouraged them to review the handouts – meeting packets, ACH Form, Owner Info Update Form and Financial Report. Introduction of Board members, CMC members and Jim Speckman followed.

Quorum Verification: A quorum of 10% of the ownership is required to hold the meeting. The quorum was met with 12.5% of the ownership present in person and via proxy. (Copies of proxies and sign in sheet available upon request)

Approval of August 23, 2014 Annual Meeting Minutes (copy provided/available)

Tom Rozmarich asked if patios were re-done. Chip explained that they were re-leveled and the bricks were put back on. Tom also wanted to find out what is bad debt. Kay explained that once the unit is moved from the collection process it becomes a bad debt to the HOA. HOA attorney is working on the collections by contacting delinquent owners, offering payment plans, CMC is offering ACH plan. The new collection policy requires a payment plan to be offered to the delinquent owner. This process extends the period of payment collection.

Jim requested to change the “new business – no old business” to “no new business”. **Jim motioned to approve the 2013 Annual Meeting Minutes as amended; approved unanimously.**

PORPERTY MANAGEMENT REPORTS

Kay reviewed the scope of projects that are being done and presented some pictures – pool area is being painted, heated pool deck was installed, new granite kitchen counter tops, faucets, disposals vinyl, new water heaters are being installed in the units. Chip, Jim and Linda are working very hard to accommodate the maintenance work being done in the units by moving guests into the available units. All exterior projects are being funded from Exterior Reserve Fund and the interior projects from the Interior Reserve Fund.

Housekeeping Report

- **Linens** – An inventory of linens and towels will be done at the end of the summer season. The list will be presented to the Board members for approval in September.
- **Spring/Fall** – The carpets and upholstery were professionally cleaned in the spring. We are planning the fall cleans.
- **Inventory** – We do a full inventory in the spring and fall, bringing inventory back to the expected levels. The items missing or misplaced in the units will be replaced or replenished during the inventory. Kay told the owners if they are missing something in the unit please contact the housekeeping department and ask for them. If you find excessive items please leave them on

the kitchen counter and the housekeeping will pick them up. It is hard to please people who don't say what they need. The breakage will be replaced on as needed basis. Jim suggested to post the inventory list in the kitchen cabinets. **Action Item: CMC to post inventory list with the quantities of every item in the kitchen cabinets.**

- **Improvements**-We are in the process of replacing lamps before the ski season. The reupholstering of the dining room chairs is almost complete.
- **Recreation Room**- The room was painted and we added new game table and chairs. Toy donations would be greatly appreciated. Kay complimented Chip on the chess table he made. Chess pieces are getting broken. Ping pong paddles are being replaced on a regular basis. The couches are being replaced in the common area.

Common Area Maintenance Report

- The overall condition of the building is the best it has been in 10 years. In addition to several large improvements made last year, many others have been approved and yet more are under consideration by the association board of directors.
- **Roof and Gutters** - In order to protect the new paint and siding repairs performed last year, heat tape and gutters are being installed around the building. A third of the shingle roof was replaced last month to address damaged and worn shingles and a new rubber roof over the flat sections is being installed this month. The heat tape and gutters will also help protect the rubber roof from damaging ice falls. After the roof projects are done, the ceiling will be replaced.
- **Landscaping** - The new aspens, pine trees, and other bushes have wintered well and will be established in the next two years. The flowers are doing well and will continue to look good up until the first few frosts which are expected to start in the next two weeks or so. Typically, the flowers will hold on until the middle/end of September. Heavy rains in July washed out much of the mulch on the north path. New mulch will be added before the end of the summer season.
- **Parking Lots** - The parking areas did not need any new gravel this year. Parking can be very tight during peak summer and winter months. Parking permits will be handed out and will help to keep unauthorized vehicles from crowding the parking lot during summer concerts. Winter plowing starts at 4am and is finished around 10am or once cars have had a chance to move. Parking passes will be issued and mailed to the owners. Cars without parking passes will be tagged. To avoid the cars blocking the unloading zone Kay suggested to install the sign "Unloading Area". **Action Item: Chip to find out the cost of the sign and present it to the Board.** The parking can be an issue during the busy times, the owners should contact CMC maintenance department and ask for a help with parking of trailers, boats and etc.
- **Pool Area** - The heated pool deck has greatly improved accessibility to the pool during the winter months. The fencing and self-latching gates around the pool are in good shape and adds an element of control to improve pool safety. The pool is scheduled to be painted starting September 7th to the 28th. The new finish will help reduce the cloudiness that is partially caused by deteriorating masonry. The pool equipment is in good shape and working properly. The pool filter underwent scheduled maintenance last week to prepare for the upcoming season. Maintenance occurs multiple times daily on both the hot tubs and the pool to keep the amenities in top shape. Summer is particularly difficult as sunscreen clogs the filters very quickly. Waterproof sunscreen is greatly appreciated by the pool maintenance staff.
- **Hot Tub Area** - The hot tubs are in good condition and the equipment is in good condition. Proposals are under evaluation to install a new dehumidification system. The locker rooms and flooring in the hot tub room are being considered for upgrades.

- **Boilers and hot Water Heaters** - There are 5 boilers at Lions Gate that are serviced regularly. Typically checks are made once per month during the summer months and twice per month during the winter. In addition to the boilers, each unit has a water heater. All water heaters have been replaced over the last 12 months.
- **Recreation Room** - The game room is an area that is heavily used and requires many repairs. Security cameras in this area have drastically reduced the instances of vandalism. While ping pong paddles, balls, pool cues and other items are regularly replaced, please let the maintenance department know if anything is missing.
- **Carpets** - The common area carpets are in decent condition. Replacement is planned for 2017.
- **Common Area Lighting** - The common area light fixtures are dated and would benefit from an upgrade. New, modern pictures would also help to make the common areas more inviting. The ceiling in the south hall has suffered greatly from roof leaks this past winter. Once the new roof is complete, plans are underway to replace the entire common area ceiling outside units 115 to 125.
- **Interior Upgrades** - New granite counter tops are being installed this fall and will be finished by Thanksgiving. Included in this installation are new faucets and sinks in both kitchens and baths. Appliances including refrigerators, ovens and dishwashers have been replaced as needed. Units with tile have had the shower surrounds replaced. Most are complete and replacement will continue until all units have received new shower surrounds upstairs and downstairs. Unit carpet replacement is under consideration and is expected to take place within the next two years.

The maintenance weeks have included many upgrades over the past few years as well. All electric baseboard heaters upstairs and in entry ways have been replaced along with the thermostats that control them. Painting in units occurs every maintenance week cycle to address normal wear and tear. Most units have been fully painted in the last three years. Much of the wallpaper in baths and showers has been removed. Recently, worn out electrical outlets and light switches are in the process of being replaced and are about 50% complete. Closet door tracks are also being replaced. The worst ones have been addressed and many others are left to be done this fall. These are a few of the items addressed in addition to normal maintenance week activities.

Financial Report – As of July 31, 2015

- **Income Statement**
 - The performance is showing in the comparison with the budget. Inventory weeks sold/rented above the budget.
 - Unit evaluation includes 50 point inspections to keep units up to date. The tear and wear is higher due to the consistent occupancy.
 - Remodeling expense is over budget mostly due to the upholstering of dining room chairs.
 - Landscaping maintenance is higher than budgeted. Perennials were planted by the grills, trees were planted in the back to replace some pine beetle killed trees and to provide a sound support from the back of the building. The dead trees were chipped and spread out throughout the property, more wood chips will be delivered this fall.
 - Lions Gate HOA owns 207 weeks. If the owners want to rent, list for sale or trade their weeks throughout the association, they can contact Jim Speckman. All the sales and trades are listed on the website www.lionsgatepines.org. This year association sold 4 weeks and had over \$10K in rental income.

- **Balance Sheet**
 - The current available cash was \$780K. The upcoming expenditures will be about \$200K.
 - No dues increase projected for the next year.
 - The Board is working very hard to protect the building and make improvements by managing the budget very well.
 - Chip lives in the complex and takes care of it as its own.

WINTER PARK/GRAND COUNTY UPDATE:

- US Hwy 40 Road widening project. Between Winter Park and Fraser. Includes two new traffic lights at Rendezvous and Grand Park entrances.
- Murdoch's Ranch Supply will take over the Alco space.
- A couple of new restaurants,
- Opa! Charlie's Gyros in Park Place Center featuring authentic Greek gyros.
- Caffe Giocondo attached to the Vasquez Inn and featuring an assortment of Italian breakfast and lunch items.
- The town approved two agreements, with the Sprout Foundation and the Winter Park Development Company LLC. The agreements anticipate construction of a community center, hotel and grocery store in Winter Park.
- Winter Park and Fraser are working on a plan to provide year-round bus service.

Election of Board of Directors:

The current Board of Directors was re-elected for another 1 year term unanimously as follows:

Kay Eiseman – President
 Jim Harris – Vice president
 William Robbins – Treasurer
 Thomas David – Member at Large
 Don Lambky – Member at Large

Old Business – No old business

New Business

- Board's communications via email were discussed. **Tom motioned to record all Board's electronic votes and keep in the association's records. Bill seconded; all in favor.**

General Discussion

2 issues were discussed:

- **Pet Violations** - It has been noticed that the owners are bring their pets and service dogs to the units.
- **Smoking** – There are owners that are smoking on their decks. Smoking has been allowed on the back decks but not on the decks facing the pool. A ventilation system to prevent the smoke to come back to the units is being worked out. Bill suggested to designate an open area for smoking. The Board is trying to come up with the solution to solve this problem. Marijuana was mentioned as another issue in the complex.

Adjournment

Kay motioned to adjourn the meeting. Janice seconded. The meeting adjourned at 11:40am.