

LION'S GATE PINES LODGE CONDOMINIUM ASSOCIATION
Annual Homeowners' Meeting
Saturday, August 25, 2018 - 10:00 a.m.
Minutes

Call to Order - Kay Eiseman called the meeting to order at 10:01 A.M.

Roll Call - Board Members Present: Kay Eiseman (President), Jim Harris (Vice President), and Jeanette Dickinson (Member).

CMC Members Present: Lisa McEwen (HOA Manager), Jeremy Hott (Maintenance Manager).

President's Welcome and Introductions - Kay Eiseman welcomed the owners. Introduction of Board members, CMC members.

Quorum Verification: A quorum of 10% of the ownership is required to hold the meeting. The quorum was met with 21% of the ownership present in person and via proxy.

Approval of August 26, 2017 Annual Meeting Minutes (copy provided/available)

- Correction to Jim Speckmann's name on page #5
- Add Jeanette Dickinson's name to list of board members on page #4.

Motion to approve minutes as amended. Henry Solano motioned 1st and Julia Andrews motioned 2nd. All in favor.

Approval of Board Actions without the Meeting

- Actions reviewed and approved.

PROPERTY MANAGEMENT REPORTS

Housekeeping Report

Linens

- Inventory for a final count will be completed in the last week of August, 2018.

Current Inventory Count:

- Bath-towels: 370
- Hand towels: 340
- Wash clothes: 350
- Bath mats: 50
- Kitchen sets: 35 (planned additional purchase at the end of August)
- Place mats: 315

Target Inventory Count:

- Bath-towels: 488
- Hand towels: 488
- Wash clothes: 488
- Bath mats: 150
- Kitchen sets: 135

Kitchen Items

- Full inventory was completed this spring. We will be doing a new inventory this fall.
- All kitchen items are stocked with 5-count stock of each item to replace during the "on season" time.
- We will be ordering more tall drinking glasses during the month of August, 2018.
- Planned replenishment items to purchase prior to ski-season listed below:
 - Tongs
 - Pizza pans
 - Cookie sheets
 - Large "pasta" pots and pans

- Blenders
- **Kitchen Upgrades:**
 - New ice trays and ice bins purchased for all units in July.

Spring/ Fall Carpet Cleans:

- Carpet cleaning was not completed in spring due to carpet replacement scheduled to begin first week of October-2018.
- Deep cleans will begin first week of October in conjunction with carpet replacement and “maintenance weeks”.

Bedroom Upgrades

- New mattresses and covers purchased for all units.
- New pillows purchased for all units.

Report Discussion Notes:

- Kay pointed out that housekeeping now fills ice tray with water prior to guest arrivals.

Building Report

Exterior

Completed Projects:

- Re-sealed pool deck
- Replaced pool reel & cover
- Replaced automatic door dampener on door that leads to pool
- Re-stained wood trim around entry doors
- Repaired fence boards facing street
- Installed new Point Central door locks

Planned Maintenance Items

- Replace pool area table umbrellas (3 x \$49.00 each)
- Continue demo of back patio(s) & rebuild for safety reasons
- Spray specialized board approved weed killer on parking lot and rock areas

Proposed Maintenance Items

- Re-surface pool

Interior – Common Areas

Completed Projects

- Replaced decking in hot tub room
- Purchased mountain themed canvas paneled pictures for hot tub room
- Replace thermostat boxes in women’s/men’s/laundry room
- Replaced tiling in women’s & men’s shower room
- Replaced shower heads in women’s & men’s shower room
- Inspected / Serviced / Improved plumbing and other components / systems for hot tubs as necessary while decking is being serviced
- Replaced all common area carpet
- Relocated Coca Cola machine from game room to original hallway location. Signage for “exact change” marked on machine.

Planned Maintenance Items

- Replace air hockey table at approved rate of under \$1,000.00
- Replace cabinet holding gaming supplies (ping pong paddles, etc.) pending estimate
- Replace carpet with tile from pool entry back to hot tub room.

Proposed Maintenance Items

- Replace wood blinds in #102

In-Unit Improvements

- TV & Internet upgraded
- Mattress & mattress cover upgraded
- Fireplace repairs completed last October
- Carpet installation scheduled for October, 2018.

Ongoing

- Pool and Hot Tubs are serviced daily

- Housekeeping partnering with maintenance department to report any / all repairs to interior of units
- All exterior and common area lighting checked 5 days per week - Replacement light bulbs stored on-site and at CMC facility
- Weekly inspection of two-stage boiler to maintain function, pressure, glycol levels, pump performance, piping and other components, and electronic controls (systems are serviced as necessary)
- Driveways plowed; walks and common areas are cleared of snow and ice; ice melt buckets placed throughout the property
- Parking passes issued to guests upon arrival. Violators without visible parking pass displayed are tagged via sticker placed on the driver side window. Vehicles to be towed within 24-hours of tagged sticker.
- Heat tape will be turned on when colder weather arrives; same for exterior boiler
- 50 Point maintenance activity started in April of this year and was completed in May.
 - Smoke and Carbon Monoxide detectors were all inspected and serviced accordingly
 - Painting and/or staining completed to address normal wear and tear.
 - Standard inspection completed, including, but not limited to: remote control batteries, tightening kitchen and bathroom faucets and fixtures, ensuring windows, sliding glass doors and window coverings were in working order, etc.
 - The next maintenance week is scheduled for November this year.

Report Discussion Notes:

- CMC pointed out correction to Exterior – Pool Deck was not painted and was re-sealed.

WINTER PARK/GRAND COUNTY UPDATE:

1. Winter Park Receives CDOT Grant for New Buses

Growing the Lift transit system has become a top priority for the Town of Winter Park over the past few years. To help achieve this goal, the Town recently received a CDOT FASTER grant of \$480,000 for vehicle replacement in 2019. This will cover the cost of a new low-floor transit bus, and a new shuttle bus to be used for paratransit service. CMC successfully lobbied to return a bus-stop on Lions Gate Road.

2. Grand Opening May - 2018: Headwaters Event Center, Winter Park

The mission of the Headwaters Center is to raise awareness about Fraser River threats and opportunities, to provide higher education learning experiences and to create a cultural hub for events and special interests at the indoor community center and the outdoor event space. The building is part of the Sitzmark North property in Winter Park.

3. Fireside Market & Eatery

The Town of Winter Park welcomed the Fireside Market and Eatery to its expanding retail space in Fall of 2017. The 19,000 square foot store is located right in the heart of Winter Park, in front of the new Sitzmark apartments. The store has indoor and outdoor seating for visitors to enjoy fresh products from the deli, bakery and more.

4. Restaurant Scene

Fraser's first Distillery nears completion on Grand County's newest distillery, The Fraser Still, months after ground broke on the site in late August 2017. The distillery, owned by Fraser residents Barry and Debbie Young, is expected to open in September 2018 with its own brands of whiskey, gin and vodka.

5. Arrow Development Update

New housing and retail development has begun construction in Winter Park, featuring over 50 new units, 14 new retail spaces and a gathering space for visitors and residents alike to shop, dine and entertain. Location is across the street from Lions Gate Pines Lodge. Units will begin somewhere in the \$500 thousand range. Estimated date of full completion has been stated to be finished in the summer of 2019. For more information please visit www.arrowatwinterpark.com

Financial Report

The financial report was presented and reviewed.

- Kay disclosed dues increase will be determined during budget process this fall. This will be 3rd consistent year without an increase should a dues increase not be approved.

Election of Board of Directors:

- Kay addressed Charles Session replaced Thomas David who previously served on the board. Thomas David resigned from the board beginning of summer 2018.
- **Kay asked for nominations from the floor.**

- **Jim Speckmann nominated Henry Solano to the board (weeks/units 5-125 & 27-120). Henry was asked to present a self-bio.**
- **Ballot sheets given with vote counts as follows: Kay Eiseman = 242, William Robbins = 128, Jim Harris = 145, Dianne = 142, Jeanette = 135, Charles Session = 12, Henry Solano = 13**

The following Board of Directors were elected for one-year term:

Kay Eiseman – President
Jim Harris – Vice President
William Robbins – Treasurer
Dianne Butts – Member
Jeanette Dickinson – Member
Henry Solano - Member

Old Business

- Discussed earlier in meeting.

New Business

- CMC presented new parking pass holders that are placed in all units along with new violation sticker to be issued for non-compliant vehicles. Vehicles in violation will be towed at a charge of \$150.00.
- CMC presented new display sign placed in each unit with welcome letter to guests and owners.
- Kay discussed the “no pets allowed” policy onsite with further development to the Rules & Regulations document which will be sent out later this year to all owners.
- Kay addressed that game room items and other property has been tampered with or stolen. Reminder that video surveillance is present onsite.

General Discussion

- Julia Andrews (24-102) made compliment to the purchase of new lamps in units.
- Bob Wessels (26-101) mentioned he had inherited unit and has been involved with trading through online companies.

Adjournment

Kay motioned to adjourn the meeting with asking of all in favor. All were in favor. The meeting adjourned at 11:29am.