

**LION'S GATE PINES LODGE CONDOMINIUM ASSOCIATION**  
**Annual Homeowners' Meeting**  
**Saturday, August 10, 2019 - 10:00 a.m.**  
**Meeting Minutes**

**Call to Order** - Chip Sisson called the meeting to order at 10:10am.

**Roll Call – Board Members Present:** Chip Sisson (Vice-President), William Robbins (Treasurer), Jim Harris, Diane Butts and Jeanette Dickinson (Member).

**CMC Members Present:** Robert Blay (CMC President), Bayard McCue-Frazier (Property Manager), Elizabeth Riesberg (HOA Manager).

**Vice-President's Welcome and Introductions** – Chip Sisson welcomed the owners. Introduction of the Board Members, CMC Members.

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

**Approval of the August 25, 2018 Annual Meeting Minutes**

**Motion:** Ruth Lipnick motioned to approve the 2018 Annual Meeting Minutes as written, second by Sande Hempleman. All in favor.

**Approval of Board Actions without the Meeting**

**January 23, 2019**

The Board approved The Roofing Company bid to remove the snow from flat roof in order to investigate leak problem at \$2,080 (32 hours at \$65/h) and \$375 for CMC to remove roof snow with skid steer from the parking lot.

**February 4, 2019**

Filed claim with American Family for repair of ceiling damage from roof leak deductible of \$5,000.

**March 27, 2019**

HandyMatt estimate in amount of \$1,628 to replace carpet with tile in the area leading from the pool to the hot tub was approved by the Board.

**April 5, 2019**

The Board approved Piconos Tile, Concrete & Stone estimate for concrete driveway and sidewalk replacement in amount of \$19,414.

**April 9, 2019**

The Board approved Bolen's estimate in amount of \$1,760 to clean all exterior windows in September 2019 and CMC to remove and reinstall the screens.

**April 17, 2019**

The estimate from Ferguson for new shower pan and surround for unit 118 in amount of \$3,814.05 was approved by the Board.

**May 8, 2019**

Request to approve additional concrete work for \$1,000 adding landing at bottom of stairs and extending north entry concrete was approved by the Board.

**May 24, 2019**

The estimate from CMC to install new shower pan and surround for unit 118 in the amount of \$3,240 was approved by the Board.

**June 12, 2019**

Walk list maintenance items not to exceed \$2,500 including materials and labor was approved.

**June 27, 2019**

Install Point Central locks on 3 doors for \$2,472 including materials and labor was approved.

**July 20, 2019**

Additional interior walk list projects totaling \$2,350 including materials and labor was approved.

**July 22, 2019**

Emergency repairs to electrical service from power outage occurring on 6/22/19 with repairs continuing until 6/24/19 totaling \$10,120.13.

**July 24, 2019**

Proceed with installing updated security system with additional cameras for \$9,563.11.

**Motion: Jim Speckman motioned to approve list of boar actions without a meeting. John Tovado seconded. All in favor.**

**Property Manager's Report**

Reminder to owners that if they see anything amiss to bring it to the attention of the staff.

**Common Area Maintenance Report****Exterior**Completed Projects:

- Repaired the roof and drywall on the South common area.
- Repaired the electrical power main that services the entire building.
- Repaired and painted the back decks on the north side of the building.
- Replaced concrete driveway and walkways in front of the building.
- Installed new heat tape in the gutter above the north main entrance.
- Replaced pool area table umbrellas.
- Completed weed mitigation throughout the property.

Planned Maintenance Items

- Installation of new electrical service lines that are in compliance with current building code.

Proposed Maintenance Items

- Re-painting the pool.
- Replacement of back brick patios with wood and Trex decking.
- Repairing the light pedestals that are around the pool, the Trex bases are starting to warp.
- Sealing/painting the exposed deck supports of the south side back decks.
- Re-securing some of the siding, fascia, and soffit that has started to warp around the building
- Repainting the concrete retaining walls around the property
- Touch up painting around the entire building where some of the paint is starting to weather. Specifically the fascia and trim. And most of the kick Boards at the base of the sliding doors.

- Replacement of the hot tub room fan shed roof due to the plywood and shingles starting to deteriorate
- Re-painting some of the chimney stacks due to the paint starting to deteriorate.
- Replacement of the fence on the South parking lot with something that can be removed during the winter months.

## **Interior – Common Areas**

### Completed Projects

- Replaced air hockey table at approved rate.
- Tiled the breeze way between the pool and hot tubs.
- Unclogged the sewer main that connected the common restrooms and spa room drains.
- Replaced the circulation pump for the hot tubs.
- Replaced cabinet holding gaming supplies (ping pong paddles, etc.).
- Inspected / Serviced / Improved plumbing and other components / systems to put together a plan for future replacement of pool/spa system.
- Replaced couch in game room with one from storage.
- Added Artwork to Spa Room.

### Planned Maintenance Items

- Install of new ventilation fan in the hot tub room.
- Upgrade of florescent lights in South lobby with new energy efficient lighting.

### Proposed Maintenance Items

- Re-surfacing of the hot tubs with new epoxy, pricing pending.
- Rebuilding of the railings so they are within building code

## **In-Unit Improvements**

### Completed projects

- Installed bathroom towel racks
- Carpet installation was completed
- Linoleum installation was completed

### Planned Maintenance items

- Replace shower enclosures in units 101, 103, 104, 111, 121, 123, 124
- Replacement of interior unit doors pricing pending.

### Proposed In-Unit items

- Possible install of new commercial grade wood look vinyl plank flooring when vinyl is damaged.
- Replacement of all the trim throughout the units to upgrade the interior and match new doors.

## Maintenance Discussion Items

- Get proposal for gutters and heat tape proposed.
- Electrical issue required cutting into new concrete. Goal is to upgrade and put new wires in conduit. Existing service to building to be rerun. **Action item: CMC is working with Board to decide on resolution for affected homeowners and long-term solution.**
- Discussed that plan for concrete patio got nixed due to water flow that raised decks are being considered. **Action Item: Previous drain tile behind the building should be asked of Gallant Family long time week 24 owners.**
- **Action Item: Replace exhaust fan in hot tub room that pulls air at back of building.**
- Snow storage on easement along Lion's Gate Drive. **Action Item: Fencing design ideas to be discussed with Chip.**
- Security Cameras. Discussion of management company access on a limited basis. CMC to notify Board if they would like to review footage from security cameras. Create a log of CMC access. **Motion - Jim Harris motioned to allow CMC to access with Board notification, Ruth Lipnick seconded, 1 nay vote motion carries.**
- Discussion painting pool. **Action Item: Get pricing for repainting pool.**
- Discussion on hot tubs cost of epoxy existing tubs vs, pour tub and tile. **Action Item: CMC look into pricing.**
- Railings upgrading and bringing to building code. **Action item: Create drawings and images of railings for upgrades.**
- **Action Item: CMC to make sure that grab bars are included in new shower installations this fall.**
- **Action item: Research needed quantity and price for grab bars in shower/tubs throughout.**
- **Action Item: Investigate bubble in 105 in kitchen floor**
- **Suggested Action item: Survey homeowners for appearance of doors, trims, railings, before proceeding.**

## Housekeeping Report

Robert presented housekeeping manager's report.

Linens:

Bath-towels: 349

Hand towels: 323

Wash clothes: 356

Bath mats: 47

Kitchen sets: 60

Place mats: 309

Replacements have been ordered as needed.

Kitchen Items:

Planned replenishment this fall:

Frying pans- Options are keep current style or move to a stainless steel that will last longer and can be placed in the dishwasher without damage. **General**

**Consensus was to go to stainless steel but to make sure at least one frying pan had a lid.**

**Spring/ Fall Carpet Cleans:**

- No carpets were cleaned this spring, they will be scheduled for fall.
- All living room furniture was deep cleaned in April i.e.: couches and chairs.
- Deep cleans will start the first week of November during maintenance weeks.

**Bedroom Upgrades:**

- Bedding upgrades are being researched and a solution will be presented to the Board for approval.
- Seeking permanent solution to twin bed skirt problem. Possible solutions include Velcro or permanent enclosure of bed base when final solution is determined, solution will be presented to Board for approval.
- Replaced many of the pillows and blankets that go in-between the comforter and sheets.
- Looking at ordering new art for the living room/ bedrooms.

**Comments from owners:**

Mismatched glasses no full sets... unit 123 is it possible to try and get matching sets.

**Discussion:** Bedding double sheet, bedspreads, coverlet, summer set vs winter set, lots of interest, concern about heat in summer. Kay and Elizabeth from CMC will finish researching bedding and present to Board for approval. **General consensus: double sheeting would provide a cleaner environment.**

Artwork will be updated as we make updates... Interval International posters/pictures

**Financial Report**

- Currently approximately \$600,000 in reserves that will be spent in next 5-10 years upgrading facility.
- Review of Profit and loss statement
- Dues collection is an ongoing issue - upgrading units and facility to encourage sales to new owners is needed. There needs to be improved ways to sell association owned weeks. Jim Speckman indicated 3-4 units have sold in 2019. Rentals of weeks are up, Lion's Gate is featured property on StayWinterPark.com. Group sales being marketed for down season only downfall is no meeting space but CMC is offering to bus these guests to another property with meeting facilities.
- Utility expenses were up, pool and spa maintenance costs were down.
- Possibility of dues increase was discussed in next few years to provide everyone a heads-up. Dues have not had an increase in about 7-8 years.
- Property values according to assessor in Grand County went up around 17%.

- Proposed change in terminology of dues to maintenance fees because that is what they are paying for.
- Discussion of major maintenance items coming up due to the age of the property.
- Association owns approximately 290 weeks under 200 would be a better number, this is due to large number of aging owners.
- Discussion regarding contract with Interval International (II) and trading units. Also discusses are issues with going away from II and issue with doing a dual membership with RCI due to Friday check in dates.
- Have been discussing with local realtor involved with timeshare in Fraser about helping to sell/rent Lion's Gate at a local level.

### **Winter Park/Grand County Update**

**Rollin' Street Bakery** opened in fall 2018 that serves pastries, bread and coffee. They are located on Main Street near Ski Depot.

**Zephyr Zza** has opened in DeAntonio's location in Winter Park Plaza. They offer online ordering and delivery in Winter Park.

**Stoked Meeting House** has opened in the former Mountain Rose location. They offer Coffee, Tea, and pastries as well as wine and beer. There is also a sweets shop inside with a variety of bulk candy and chocolate options.

**Wake N' Bacon** opened in Rise and Shine's former location. They are a new breakfast/brunch/lunch spot in Winter Park!

**Arrow Development Update** - Some of the housing units are now complete and moved into, the retail portion has broken ground and is proceeding. Additional housing units are being completed and there are more to come. Location is across the street from Lions Gate Pines Lodge. For more information please visit [www.arrowatwinterpark.com](http://www.arrowatwinterpark.com)

**Breweries in Fraser** - There are two new breweries that have opened in Fraser this summer. Fraser River Beer Company is on Eisenhower Drive behind the Shell Station and Camber Brewing Company can be found along Zerex Street (Hwy 40).

**Paella's** is an authentic Spanish cuisine restaurant at the back of Cooper Creek in the old Carver's location. They have daily lunch specials, a bakery, and a breakfast menu on the weekends.

**Winter Park Resort** The resort will be replacing the Sunnyside Lift this year, increasing this to a 6-person chair.

150,000 SF of retail/restaurant space being added. The new owners of the resort are spending significant funds on upgrades and is a better partner for the town. Big issues are not enough employees to staff the open jobs and not enough housing.

### **Election of Board of Directors**

John Tovado expressed interest in serving on the Board. All existing Board members were reappointed as shown on ballot, the Board will keep John's name in mind if openings occur on existing Board.

### **Old Business**

- Dogs in units that are not service dogs. BBQ storage by whole owned unit. These have been addressed by CMC.
- Smoking in units. Occasionally happens and is typically experienced with legacy owners.
- Accessibility of facility. Units 101-106 are more accessible; Units 20-25 have some steps. Discussion about an accessibility lift - the main issue is the layout of the facility, this would be very expensive.

### **New Business**

- Discussion that the property looks good and the Board members thanked CMC for keeping it looking nice.
- What is the reason for the no pets policies? It was stated that it was dictated in the ByLaws. Issues include Allergies, smells, etc. The only animals permitted are registered service animals. Owners did indicate that there was a Vet in Fraser (Byers Peak Vet) that did an excellent job caring for animals that needed boarding while owners stayed at Lion's Gate.
- Discussion of steps to take to allow animals. Review of governing documents are required. If a by-law then it can be changed by Board of directors; if in the original Declarations it would need to be voted on by 67% This may not be possible to get changed.

### **Adjournment**

Chip moved to adjourn meeting at 12:05pm.