

**LAKESIDE TOWNHOUSE ASSOCIATION
ANNUAL MEETING
September 20, 2022**

I. CALL TO ORDER

The Lakeside Townhouse Association Annual Homeowner Meeting was called to order at 6:32 p.m. via videoconference.

Board Members Present Were:

Linsey Hempel, President, R1
Matt Zagorski, L4

Chuck Randles, R3

Owners Present Were:

Sandy Reid, 5
Sharon & J. Alton Cedar, R6
Gary Ross, C1
Mayra Rojas, C3
David Carlton, C6
Jane Roehrig, L10
Steve Eglowstein

Laura Hartman, R2
Teresa Alvarado, R7
Carson Covell, C2
Trevor Rehm, C5
Vanessa Cason, C7
Eric Black, L13

Representing Basic Property Management were Gary Nicholds, Jason Blarjeske and Kerry Hartnett. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Notice of the meeting was confirmed but with only 17 units represented there was not a quorum.

III. APPROVAL OF 2021 ANNUAL MEETING MINUTES

The 2021 Annual Meeting minutes could not be approved due to lack of a quorum.

IV. FINANCIAL REPORT

Gary Nicholds reviewed the June 30, 2022 financials:

1. Operating Cash - \$24,394
2. Reserve Cash - \$74,326
3. Total Cash – \$98,720
4. Total Operating – \$2,228 net surplus
5. Total Reserve - \$2,169 net surplus
6. Overall Net Surplus – \$4,397 net surplus

V. REPORT OF MANAGING AGENT (BASIC PROPERTY MANAGEMENT)

A. Projects

1. There are new owners in 258/8, 256/2, 250/8 and 250/6.
2. The irrigation timers were stored in the shed.
3. The bulbs in the parking lot lights were replaced as needed in the spring and will be replaced again this fall.

4. The chimneys were swept in January by Consider It Done. They will be swept again in January 2023.
5. The irrigation will be shut down in early October. There are known problems between Buildings 256 and 258 that will be repaired.
6. High Altitude Plowing (Hillco) provided an estimate for the coming winter. The bid is under review by the Board.
7. Lallier Construction inspected the roofs. They are showing their age but have at least three more years of useful life. They recommended preventative maintenance, including caulking and flashing repairs.

VI. OLD BUSINESS

- A. *Dumpster*
Strategic Fence did work around the dumpster but there are piles of dirt around the posts. Linsey Hempel thought all work had been completed. **The Board will follow up.**
- B. *Speed Bumps*
Linsey Hempel said bids were received for permanent and removable speed bumps. The issues with permanent speed bumps include the cost, maintenance and impeding snow removal. Removable speed bumps would have to be stored somewhere during the winter. **The Board will revisit removable speed bumps in the spring.**
- C. *Landscaping*
There were no comments about the landscaping.
- D. *Internet/Television Bundle*
There were no comments about the internet/television service.

VII. NEW BUSINESS

- A. *Asphalt*
Two bids have been received from A-Peak Asphalt and Performance Services for asphalt repair. **The bids are under review by the Board.**
- B. *Tree Removal by Unit 250*
Alpine Tree Service submitted a bid for tree removal by Building 250 and an owner obtained a second bid. **The bids are under review by the Board.**
- C. *Property Walk*
The Board will tour the property to develop a list of projects. Interested owners are welcome to participate. The date will be announced.
- D. *2023 Budget*
The Board reviewed the budget and based on current inflation, the CPI of 8.5% and significant cost increases for all service line items, there will be a 10% dues increase effective January 1, 2023.

E. Owner Comments and Suggestions

1. There was a suggestion to restructure the dues, given that the property operates as townhomes. Linsey Hempel said the Board spent a significant amount of time last year revising the governing documents to reflect the townhome structure. The reallocation of the dues will be approached as a separate issue.
2. There was a question regarding Summit Cove Recreation membership and if new owners were no longer required to be members. Chuck Randles was not aware of any change to that effect. Owners with information suggesting otherwise were asked to forward Chuck a copy. Sandy Reid said the Recreation Board is looking for new members and encouraged interested owners to volunteer.
3. There is a lot of rodent activity in the common area behind Buildings 256 and 258 that may warrant mitigation. The Board will add this to their spring meeting agenda. There is also a bear frequenting the area. Owners are reminded not to leave pet food or trash outside.
4. The outdoor spigots are being used for irrigation and will be blown out in the next two weeks. The landscaping contractor will be asked to take care of the leaking spigot by Unit R2.
5. The lawn in front of C3 was not irrigated this summer and the grass dried out. The Board will follow up. Chuck Randles suggested drafting an explanation of how the irrigation system works because it is a complicated system.

VIII. ELECTION OF OFFICERS

All five Board seats up were for election for one-year terms and Linsey Hempel, Chuck Randles and Matt Zagorski were willing to serve again. Sabra Calzone was not running for re-election so there were two vacant seats. Since there was not a quorum, an election could not be conducted. Gary Ross has expressed interest in running for a seat.

Action Item: Gary Nicholds will confirm with legal counsel that the Board can fill the two seats by appointment.

Action Item: Gary Nicholds will follow up with Sabra Calzone regarding her official resignation from the Board since there was no election at this meeting.

IX. NEXT ANNUAL MEETING DATE

The next Annual Meeting was scheduled for September 19, 2023 at 6:30 p.m.

X. ADJOURNMENT

Motion: Laura Hartman moved to adjourn at 7:23 p.m. Teresa Alvarado seconded and the motion carried.

Approved By: _____ Date: _____

Board Member Signature