

Lion's Gate Pines Lodge Condominium Association

Annual Homeowners' Meeting

Saturday, August 13, 2011 – 10:00 a.m.

Littleton United Methodist Church

Board Members Present: Kay Eiseman (President), Jim Harris (Vice President), Bill Robbins (Treasurer), Thomas David (via phone)

CMC Representatives Present: Brian Lence (President), Lizbeth Nabhan (Financial Controller), Erik Stump (Property Manager), Cheri Corbin (Housekeeping Manager)

Call to Order: Kay called the meeting to order at 10:05 am.

Introductions: Kay welcomed all attendees and introduced the Board. Owner introductions followed. Kay thanked the owners for attending.

Quorum: Kay announced that a quorum of ownership was present in person and by proxy.

Approval of Meeting Minutes: The minutes from the August 2010 meeting were reviewed. A motion was made to approve the minutes. Discussion followed and it was suggested the minutes be revised to reflect Jim Speckmann resigned from the Board, that a motion was made to assign the proxy votes to Thomas David during the Board election and the motion was seconded and approved. A motion was made to approve the August 2010 minutes as revised. The motion was seconded, all were in favor and the minutes were approved.

President's Report: Kay provided an update of projects completed, proposed future projects and general association business.

- Cabinet refacing had been completed. The Board was working with the contractor to remedy any warping or damaged false fronts. Kay asked owners to report any issues they notice.
- Counter top replacements were being considered.
- Hot tub area renovations included new decks and upgrades such as a new dehumidifier. Kay requested rubber mats be placed along the edge of the tub and in the restrooms.
- Upgrading to flat panel televisions was being considered. Wiring upgrades may be necessary.
- The Board and owners discussed the following possible updates:
 - Updating flat doors to paneled doors, but pricing looked high. An owner suggested nailing trim to the doors to create a paneled look.
 - Updating artwork with local photographs while using the current frames.
 - Ceiling fans in the units were requested, but there is nothing to brace the fans. Box fans are placed in the units.
 - An owner brought up using a darker of color paint in certain areas. Kay explained the current color choices.

- A professional reserve study was being contracted to assist in planning improvements and reserving appropriately.
- Energy conservation opportunities were being evaluated such as motion sensor light switches, programmable thermostats in the common areas and caulking windows/ doors. Temperatures were turned down on the hot water heaters. The Board was working to prioritize these items based on cost and potential cost savings.
- The Board went out to bid with the management contract. The contract was renewed with CMC with no increase for three years.
- The transition of TV, cable and internet service to Resort Internet was completed. The transition will save the Association approximately \$6,800 per year.
- The Board diligently reviews the finances of the Association regularly.

Pool Project: Kay discussed the pool project. She thanked the owners for their patience during this large undertaking. She understood their frustration and the inconvenience during the project; however, the window of opportunity to complete the project was small and had to be done. The project was scheduled to take 6-8 weeks depending on weather.

- Perennial beds and hanging baskets were moved to the front of the property during the project.
- Passes would be made available to owners and guests to use the facilities at Club Meadowridge during the disruption.
- The project would bring the pool area up to current code; ADA ramp, new gate with self-closing latches, etc.
- The upper decks surrounding the pool area would be unsealed at the earliest possible moment.
- All owner requests in regards to trading units or weeks should be discussed with Jim Speckmann and Barbara Manguso (CMC).
- More detail would be provided during the maintenance update.

Winter Park Update: Brian Lence provided an update on the Winter Park area.

- The ski area was using a very aggressive rate strategy.
- The Grand County pine beetle epidemic had all but moved out of the county.
- CMC was very pleased to continue their relationship with Lion's Gate.
- Intrawest canceled the Red and Purple lines to Fraser. Brian was working with the county, town, affected Homeowner Associations to get the service reinstated for the coming season.

Housekeeping Update: Cheri Corbin provided a handout with updates.

- Cheri discussed potential updates to draperies, bedding, shower curtains and rods. She presented a sample comforter choice for discussion.
- Cheri mentioned guest satisfaction with housekeeping had been very positive.
- Please contact Cheri with concerns regarding housekeeping.

Financial Update: Lizbeth Nabhan provided a brief financial presentation.

- Attendees reviewed the Balance Sheet as of 6/30/11 and the Income Statement for the six months ending 6/30/11. She also discussed variances between actual and budget.
- Lizbeth provided an update on delinquent accounts and discussed the collection procedures per the management contract.
- Lizbeth reminded attendees that financial statements are available online at www.associationonline.com monthly. The login username and password are **LG62**. Please contact the CMC accounting department if you experience issues logging on to the site.
- The Board reviews the financials and supporting documentation monthly.

Maintenance Update: Erik Stump provided an update on property maintenance.

- Erik reviewed the spring report.
- Erik reminded owners to be diligent with trash disposal to cut down on bear activity at the property.
- Erik discussed the pool deck replacement project in detail.
 - All courtyard materials would be removed and the pool would be braced.
 - The drainage would be corrected during the project.
 - Equipment would be craned in for the extensive project.
 - Erik provided specifics on rebuilding the sub grade to correct the draining. A soils engineer would decide how much of the sub grade would need to be replaced.
 - The new deck would be 5 inch concrete stained and stamped. The Board was currently deciding on these options.
 - The pool pvc would be replaced as uncovered.
 - The new deck and stairs would have radiant heat.
 - Two new high efficiency boilers would be installed.
 - The ramp and fencing would be brought up to code.
 - Erik answered owner questions in regards to drainage and pool stability.
 - CMC would provide weekly updates on projects to the Board.
 - The grills were temporarily moved to the back of the property during the duration of the project.

Election: A motion was made to retain the same Board for another year. The motion was seconded, all were in favor and the motion passed.

Adjourn: A motion was made to adjourn the meeting at 12:08 pm. The motion was seconded, all were in favor and the meeting adjourned.