

**LION'S GATE PINES LODGE CONDOMINIUM ASSOCIATION**  
**Annual Homeowners' Meeting**  
**Saturday, August 24, 2013 - 10:00 a.m.**  
**Minutes**

**Board Members Present:** Kay Eiseman, Jim Harris, Tom David (present by phone)

**CMC Members Present:** Brian Lence (CMC President), Laurie Waters

(Business/Accounting Manager), Chip Sisson (Assistant Property Manager), Cheri Corbin (Housekeeping Manager), Mandy Vincent (Accounting Assistant).

**Kay called the meeting to order at 10:05A.M.**

**Welcome and Introductions by Board President, Kay Eiseman**

**Presentation by Board President, Kay Eiseman**

- Donald Lambky would like to fill the open position on the Board.
- Thank you Janice Humnick for finding the meeting room.
- Increases in cost for inevitable expenses would be the reason for an increase in dues. There will not be an increase in dues this year (as discussed by the Board earlier).
- The new budget was unanimously approved by the Board.
- 13% of the unit numbers are association owned. There are a few units are bankruptcy or foreclosures.
- Kay discussed the possibility of repossessing foreclosing units before they go through legal process as it may save funds.
- Late Bills and new senate bill discussion- Brian Lence explains later in the meeting.
- Lions Gate owned rental units have been rented 21 times they have also sold a couple of units. 24 units have been traded. \$10,500 profit has come from trades, rentals and sales.
- 3 Companies have been identified as fraudulent timeshare companies. Someday Vacations, Pacific Transfers and Grey Wolf. Take Caution when you get contacted by these companies inform Kay and CMC.
  - Timber runs policy- when someone buys a unit they are required to call CMC to confirm they're genuine and are required to pay a \$75 fee so their company can be investigated. Lions Gate may consider using this method.
  - To sell your units/unit go to the Lions Gate website; fill out the documentation to sell, trade, or rent; send it to Jim Speckman or CMC. No cost.
  - Contact Jim to trade weeks.
  - If you are having a problem paying your dues talk to someone from CMC or a Board Member so assistance may be provided.
  - Round Up Development asked if they would put up a couple units for auction to get people more interested in purchasing a time share at Lions Gate.
  - Units available are also posted on [www.associationonline.com](http://www.associationonline.com)
- Calendar for weeks is on the website, the dates for your timeshare will not always be the same.

- Purchases to improve units this year will be new mattresses and living room furniture.
  - In 2007 the living room furniture was updated, bedroom furniture was updated in 2008.
  - 3 weeks in the spring and 3 weeks in the fall are maintenance weeks. 17, 18 and 19, spring 43, 44 and 45 Fall. Find out which units get addressed when.
- The paint and the sidewalk in front of the pool need to be addressed.
- Future investments include: Lions Gate will be putting in a security system and updating curtains, counter tops, entry doors, sound barriers, grab bars in the shower, back patios, replace hardware kitchen, roof replacement 5-7 years. New photos for the lobbies would bring a new updated feel. A homeowner agrees the photo idea is fantastic. There is a possibility of using Art Ferrari's photos.
  - **Call housekeeping if anything is missing or maintenance if something is broken or not working.**
- Bike racks will be relocated. The vending machine is making profit. There are 2 new gas grills. 3 units have been updated in the bathrooms
- Week 27 (Sol Shine Festival) was a Zoo- need sign letting people know there is additional parking in the back. Homeowners suggest that parking be vehicle head in parking only.
  - Fees were collected from the guests that broke items, had dogs or were smoking.

#### **Quorum verification: need 120**

Yes, 30% by proxy.

#### **Approval of 2012 Annual Meeting Minutes (copy provided/available)**

The Board approved the 2012 Annual Meeting Minutes.

**General Comments:** One tree behind unit 112 is very close to the back patio and is dead and may be a safety hazard. **Action Item: CMC Maintenance will remove the dead tree behind Unit 112.**

The new ramp made it very nice for access the handicap units 102,104,106.

### **OPEN BOARD MEETING AGENDA**

#### **Winter Park/Grand County updates – Brian Lence**

- Ski area- snow fall not great 262" reservations struggled. [www.opensnow.com](http://www.opensnow.com) is very great source for weather conditions and information. December 25<sup>th</sup> 2012 was the last media press about the new tubing hill at Winter Park Resort.
- Town area- There was an explosion at Beaver Lodge which was in the employee housing building. 7-11 is now a new liquor store.
- Construction- The town is installing a new stoplight system at Kings Crossing and Highway 40. The town has removed the median.
- New restaurants- Davincis (Italian) and Casa Mexico (Mexican). Ghast Haus Eichler has been sold to Devils Thumb.
- Fraser/ Tabernash- Pole Creek is having a great summer and is much greener than last year.

#### **Housekeeping Report**

- **Linens** – The only linens we have ordered recently were wash clothes. Now that it has slowed down, I will evaluate if we need to order additional linens.
- **Spring/Fall** – The carpets were professionally cleaned in the spring. Furniture is cleaned on an as needed basis.  
Carpet cleaning will be scheduled in the fall. On Fridays, we do a quick walk through for carpet stains. If any carpet required professional cleaning, we do charge the departing guest.
- **Inventory** – We do a full inventory in the spring and fall, bringing inventory back to the expected levels. In the spring we purchased items to bring the inventory closet back to the level needed.
- **Improvements**-We have not made any improvements from the housekeeping aspect to the units.

### **Common Area Maintenance Report**

- The roof is in decent condition. The flat rubber roof has many patches and will need replacement in the next five years. The shingles are also showing wear and will need replacement in the next 10 years. Two minor roof leaks last winter were addressed with ice dam removal and flat roof patches. Gutter and heat tape addition are being considered in some areas.
- The paint condition varies by location. Many highly visible areas have been touched up and look good. Some areas above the roof visible from the bedroom windows need paint. Other areas continue to be touched up this summer.
- The siding looks good in most areas. Some areas of rot were repaired last summer and additional areas have been identified for repair. This typically occurs where snow and ice build up against the building.
- The brick patios are in fair condition. Some will be reworked this fall. The weeds were sprayed twice this summer and will be done once more this month. A few have moss growing between the brick which gives them an appealing, established look.
- The wood decks are in good condition and will be touch up painted before winter.
- The pool deck has been great. The heat will be turned back on this fall.
- The pool has been working well. Minor repairs to some equipment were completed recently without closure. Water and chemical balance are maintained daily and often multiple times per day.
- The hot tubs are maintained daily. Temperature and water balance are checked and all surfaces are sanitized. The equipment is in good condition. Occasionally, the tubs will be closed to check safety and suction covers.
- The grounds are healthy and in good condition. Improvements are being considered for some of the front areas. The back yard had 9 additional dead lodge pole pines removed this summer. The newly planted (2008) spruces and firs are established but required additional water in June. Summer monsoon rains have been light but adequate for now. The planted flowers look great this summer. Some grading issues may need to be addressed behind the building for proper drainage.
- The heat boilers are checked regularly for proper temperature, circulation, pressure, and antifreeze concentration. Maintenance is performed as needed to keep the boilers running properly.
- The game room always receives rough use. Foosball table repairs are in process. A new pool table has been ordered as of 8/23/13.
- The locker room facilities are in good condition.

- Common area walls receive touch up painting annually. The railings are sturdy and in good condition. The carpet is wearing well but often needs to be secured on steps and at the seams.
- Common area furniture is generally in good condition. The green chairs should be considered for replacement but the new black chairs and beige couches are in

## **Financial Report**

- Income Statement
  - The total income to date is \$576,675 with a total expense of \$524,716 shows a net profit of \$50,958.
  - Year to date Bad Debt expense was \$109,641 which is approximately \$35,500 over the prior year.
  - Extraordinary maintenance was \$21,429 higher than last year due to a change in the accounting for unit evaluation maintenance. Unit evaluation expense was \$8,314 less than the prior year.
- Balance Sheet
  - Total cash \$811,632.
  - The current amount in CDAR's is \$285,002 with \$384,062 in various Money Market accounts.
  - The current CB available cash was \$407,986.
  - A total of \$150,000 will be set up in a CDAR at the end of August.
  - Total reserves were \$891,570.

## **General Comments**

- The original owners of LG do not own any units anymore.
- Improvement in the management was noticed by owners too when CMC took over.
- Homeowner thanks CMC and the Board for making the change to better the association as a whole.

## **New business- ADA Title III- Brian**

1. **Legislation**
  - a. **ADA- Title III**
    - HOAs do not have to make structural modifications to comply with Title III of the ADA (American Disability Act) if there is a high degree of difficulty or they would incur significant expense.
    - A pool lift will need to be installed to comply with the new laws.
    - Ramping would be a significant expense.
  - b. **House Bill 1237( Now An Act)- Association Records**
    - Owners are entitled to look at HOA Record.
    - Personal information (pertaining to telephone numbers and e-mail addresses) are to be withheld and not publicly available.
    - If HOA makes a decision outside of meetings, all the records are required to be submitted to the Management Company.
  - c. **House Bill 1276- Debt Collection**
    - Gives more security to delinquent owner and more time for payment.
    - 6 month payment plan. If failed to make the payments of the six month payment plan the Board will need to vote on whether to send the account to a lawyer.

- The current policy is if dues aren't paid owners can't have access to their units. The association and CMC may not be able to enforce this policy anymore with new debt collection laws.

**d. House Bill 1277- Management Company License**

- Management companies will need to have a licensed representative by January 2015. Brian is in the process of becoming licensed on behalf of CMC.

**Old Business**

Reserve Studies are final age of assets replacement dates and costs. An increase is not recommended.

**Election of Board of Directors-** Don Lambky was elected to the board.

**General Discussion-**

- A homeowner suggested that the outside walk ways should have motion sensor lights.
- The dumpster is difficult to get in to.
- There will not be a decision for II or RCI until the II expiration date in 2015 gets closer.
  - RCI is on a point system.
- Jim will submit a request for T.V. items.
  - Bedroom T.V.'s will not be added at this time

**Adjournment:**

A motion was made to adjourn this meeting at 11:55A.M.; all approved.