

**LION'S GATE PINES LODGE CONDOMINIUM  
ASSOCIATION  
Annual Homeowners' Meeting  
Wednesday, August 24th, 2022 - 4:00 p.m.  
Meeting Minutes**

**Call to Order:** The meeting was called to order at 4:03 p.m.

**Board Members Present:** Kay Eiseman (President), Chip Sisson (Vice-President), Bill Robbins (Treasurer), Dianne Butts (Member), Henry Solano (Member)

**Others Present:** Robert Blay (CMC President), Mark Sterne (HOA Manager), Sean Lemieux (Lions Gate HOA Attorney) and Luis Salinas (HOA Coordinator)

**President's Welcome and Introductions:**

- Robert Blay welcomed the owners. Introduction of the Board Members, CMC Members, and legal counsel. Outlined rules for participating in meeting via "Raise your Hand" or chat features in Zoom. Comments will be limited to 3 minutes per topic.

**Quorum Verification:**

- A quorum of 10% of the ownership is required to conduct business in the meeting. The quorum was met.

**Approval of the August 11th, 2021 Annual Meeting Minutes:**

- **MOTION:** Jim Speckmann moved to approve the 2021 minutes as presented. Chip Sisson seconded and all were in favor.

### **Board Actions Without a Meeting:**

- 2021/2022 Board actions taken without an in-person meeting. These actions were approved at the Board of Directors meeting just prior to this meeting.
- September 1, 2021
  - Fascia, siding, and trim touch-up estimate was provided to the Board by Ruiz Construction to remediate areas along the outside of the building. Estimate \$7,000 approved.
- October 21, 2021
  - After completion of the decks on the back of the building, ground cover options were provided to the Board and an estimate was submitted by Ruiz Construction to place 3/4" stone over the swale that was created for runoff away from the building and mulch for the north end. Estimate \$6,000 approved.
- March 29, 2022
  - With the continuing difficulty in replacing parts for the fluorescent fixtures in the unit kitchens it was decided that replacing them with a more energy efficient model would resolve ongoing issues. New flush-set LED lights were decided. Estimate provided by Casey Chipman Painting and Carpentry for \$10,800.
- April 18, 2022
  - The stone retaining wall at the entrance of the building and the south retaining wall along the building were both in need of repair. Estimates were provided by Ruiz Construction to have both of these addressed. Estimates for \$7,030 for stone wall repair and \$2,175 were approved by the Board. Work is completed
- July 22, 2022
  - Installation of grab bars in the tub/showers located in the upstairs bathrooms of units 107-119 had been discussed over the previous years. Estimate for material installation was provided by Casey Chipman Painting and Carpentry \$775.

### **Lions Gate Pines Bylaws Initiative:**

- Shall Article VIII(2) of the Bylaws of Lions Gate Pines Lodge Condominiums Association, Inc. be amended to provide in its entirety as follows: These Bylaws may be amended by majority vote of the Board of Managers?
- Owners posed questions about the decision to include this measure. Lions Gate HOA Legal Counsel, Sean Lemieux explained that based on a number of factors, the current bylaws prohibit being able to make timely decisions regarding administrative responsibilities.
- The initiative would allow the Board to change the bylaws with a majority vote.
- Some members of the Association expressed opposition to the measure.
- Lions Gate HOA Legal counsel, Sean Lemieux, added that the existing Bylaws are outdated, and it is unusual for an entire HOA to vote on Bylaws, unlike Declarations which can only be amended by the membership,. Sean continued

that approval of this initiative will not minimize authority for members of the Association and Colorado law protects the right of the membership to also amend the Bylaws .

- Robert Blay added that the Association is so large, we struggle to gain a 10% quorum at each year's meetings and requiring the Board to seek 50+% approval from all members for small, administrative changes would be impractical.
- Robert Blay reminded the attendees that all Association governing documents are posted on Association Online.
  - [www.associationonline.com](http://www.associationonline.com)
  - Username and password are both – lg62
  - **ACTION ITEM:** CMC will send an email with Association Online access information.
  - **MOTION:** Chip Sisson moved to approve the ballots and codify the Bylaws Initiative. Bill Robbins seconded the motion.
    - Total votes from mail-in/proxy and live voting are as follows:
      - 175 YES votes, and 69 NO votes.
    - Motion passes.

## **HOA Management Report**

### **Lions Gate Pines 2022 Building Report:**

- Building report was presented by Mark Sterne. Owners' comments included a request to look into adding additional grab bars in the tubs in 113, 114 and 119 in addition to the newly installed grab bars on the outside of shower surround.
- Exterior - Completed Projects:
  - Deck separators installed on new back decks
  - Retaining walls at front entrance repaired
  - Retaining wall on south end of building repaired
- Planned Maintenance Items
  - Re-design of south entrance
    - Currently on the Long-Term Replacement Plan, there is \$106,000 estimated for all common area exterior door replacement. It was decided that most of the doors have life left in them except for the South entrance.
    - \$25,000 will be used for the South entrance re-design. The rest of the exterior common doors will be regularly assessed for their condition and priority for replacement over the coming years.
  - Repair coping stones around pool area
  - Concrete masons are becoming increasingly difficult to find.
- Proposed Maintenance Items
  - Flat roof drainage assessment
    - Gutters are clogged with debris. Caused leaking into the South foyer. CMC is currently getting recommendations.
  - Repair roof on shed in south parking lot

- Interior - Common Areas - Completed Projects
  - Resort Internet infrastructure upgrade
  - Install electronic locks on maintenance closets
  - Replaced broken pool table
    - Pool table broken by guests who sat on it. Association was able to recover half the cost.
  - Multiple repairs done to resolve leaks detected in both hot tubs
    - It was briefly mentioned that the subject of Hot Tubs was discussed at the Board meeting and CMC is currently investigating plans to get the tubs replaced, to include possible relocation outside.
    - Getting new hot tubs replaced where they currently sit present major challenges and could involve removing walls.
- Planned Maintenance Items
  - Complete Point Central hub upgrade to support 5G
  - Boiler cleaning and service routine prior to winter, continued monthly inspections.
- Proposed Maintenance Items
  - Re-design railings to provide additional safety.
    - Current railing code requires balusters to be 4 inches or less apart for safety.
- In-Unit Improvements - Completed projects
  - New overhead LED lights installed in all kitchens
  - Grab bars installed on all upstairs tubs in units 107-119
    - Will eventually be installed on all units. Supply chain issues are delaying completion of the project.
- Planned Maintenance items
  - Install black-out drapes
- Proposed In-Unit items
  - Replace sliding and folding closet doors
    - CMC investigating a more long-lasting option
  - Appliance replacement
    - Further discussion under the Long-Term Replacement Plan.

**Housekeeping 2022 Report:**

- The housekeeping report was presented. Linens and kitchen items have been replaced on an as-needed basis for the time being. Carpet scrubbing and spring cleans continue on an annual basis this spring. Spare appliances have been ordered to assure supply delays don't impact guest accommodations.
- Linens:
  - Replacements have been ordered as needed. Including bedsheets and towels, all comforters and bed scarfs have held up nicely. Lions gate needs to place a large order of pool towels.

- Kitchen Items:
  - Some kitchen item such as a few pans and miscellaneous items such as: more knife sharpeners, and tongs will need to be replaced for the upcoming winter.
- Spring/ Fall Carpet Cleans:
  - All carpets were cleaned during spring cleaning
- Spring cleans:
  - All units had the spring clean were done this past spring.
- Appliances:
  - We have ordered 2 refrigerators and 2 ovens for back up.
- Staffing:
  - While housing shortages and staff shortages have affected us over the summer, we are looking to hire some housekeepers to keep up the demand. Check-in and check-out times must be strict in this policy to allow plenty of time for the housekeepers we do have to maintain clean units.
  - Winter Park area unemployment is 2%, most residents already have jobs. Difficult to find staff for CMC.

### **Financial Report:**

- Financial documents from January through June were presented and reviewed by Robert Blay. Robert informed all owners that the goal for the upcoming year will be to keep current dues at the existing level.
- Balance sheet shows cash in bank was \$587,208.63
  - Some of this money is invested in money markets to provide interest. Interest has not been good lately, but CMC anticipates better interest rates going forward.
- Interval Weeks line-item in Balance Sheet
  - Robert Blay explained Balance Sheet item “Interval Weeks” and that the \$180,000 number is based off an over-stated value of \$500 per unit and recommended adjusting that value down to \$200 per unit will assist in having more precise financial reports. This was approved earlier in the day at the Board meeting.
  - Member asked how many units have defaulted. Robert Blay responded that approximately 20% of the units are owned by the Association.
- Rental income is almost \$36,000, \$8,000 better than budgeted.
  - Rental income is comprised of all rentals, whether they be independently rented, directly, or through Stay Winter Park.
  - Lions Gate rentals are advertised on most lodging websites.
- Electric, gas, and heat costs are rising, resulting in spending over \$10,000 more than anticipated in these utilities. Property taxes are also rising.
- Overall, the total income was \$10,000 better than budgeted.
- Long Term Replacement Plan (LTRP) - Interior
  - Appliances are scheduled for replacement under the LTRP, estimated for around \$73,000. The Board decided to defer this decision for the next year or two.

- Association members in attendance were informed of the new appliance strategy and CMC action item from the Board meeting.
  - Over the next year, CMC will track the in-unit appliances and attempt to determine their age. If a particular appliance requires extensive repairs and is over 10-year-old, a new replacement appliance will likely be ordered.
  - The Board does not want any units to be left behind the rest of the Association for these appliance upgrades.
- Long Term Replacement Plan (LTRP) - Exterior
  - Building painting has been deferred to 2024. The touch-ups recently done are holding up well.
  - The South entrance re-design was discussed in detail under the Property Report.

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

- Robert Blay provided updates on the new developments in the area. Development on the west side of US Highway 40 continues with additional 700+ units planned, along with a 7 story-hotel. Talks for gondola and ski back trail are ongoing at the Town of Winter Park.
- Overall, the town seems busier.
- Building boom going on in the Fraser Valley.

### **Election:**

- Current Board Member biographies were reviewed. All existing Board members were reappointed to the Board as presented by ballots and proxies. Votes for board members were calculated and membership remains the same.
- Total votes from mail-in/proxy and live voting are as follows:
  - Board Member Election Votes
    - Kay Eiseman – 203 votes
    - Jim Harris – 167 votes
    - Dianne Butts – 156 votes
    - Bill Robbins – 156 votes
    - Jeanette Dickinson – 185 votes
    - Henry Solano – 198 votes
    - Chip Sisson – 179 votes
  - Other votes
    - Barry Gazzard – 45 votes
    - Jim Speckmann – 6 votes
    - Richard Mosman – 3 votes
    - Scott Fatzinger – 3 votes
    - Sandy Hoge – 3 votes

**Old Business:**

- Items like the new back decks, dividers and pool table were discussed during the property report.

**New Business:**

- A brief discussion was held to explain the proposed re-design of the south entrance. Explained under the property report.

**General discussion:**

- Jim Speckmann mentioned that despite the current equipment upgrades he was displeased with the internet service. Jim also mentioned that when it gets hot, people prop open doors with bears and other wildlife in the area. Recommended automated fans to cool the warmer parts of the building down to discourage propped open doors.
- Barry Gazzard inquired if there is any Association interest in providing ski or storage lockers.
  - **ACTION ITEM:** CMC will add this item to next year's agenda.
- Bob Wessels raised a concern that there might be a trend toward timeshare weeks going into default, which would lower the Association's income. Asked if the Board was keeping track of these.
  - Robert Blay responded that the Board is keenly aware of this situation and is mindful of it.

**Adjournment:**

- **MOTION:** Bill Robbins moved to adjourn the meeting and the motion was seconded by Dianne Butts. All were in favor and the meeting adjourned at 5:26 p.m.