

LION'S GATE PINES LODGE CONDOMINIUM ASSOCIATION
Annual Homeowners Meeting
Wednesday, September 20, 2023, 4:00 p.m.
Meeting Minutes

Call to Order: The meeting was called to order at 4:04 p.m.

Welcome by Board President, Kay Eiseman:

- Kay gave a brief welcome to those in attendance and explained the rules of meeting participation.
 - Please identify yourself first when making a comment or asking a question.
 - Comments and questions must stay on topic and be related to an Agenda item.
 - Comments will be limited to three minutes per homeowner.

Introduction by Board President, Kay Eiseman:

- Current Board of Directors for Lion's Gate Pines
 - Kay Eiseman (President)
 - Chip Sisson (Vice-President)
 - William (Bill) G. Robbins, Sr. (Treasurer)
 - Dianne Butts (Member)
 - Henry Solano (Member)
 - Jim Harris (Member, not present)
 - Jeanette Dickinson (Member, not present)
- CMC Property Management Representatives
 - Robert Blay (CMC President)
 - Mark Sterne (HOA Manager)
 - Luis Salinas (HOA Coordinator)

Quorum Verification:

- Kay Eiseman verified that a quorum had been established, and that association business would be conducted at this meeting.

Approval of the August 24, 2022, Annual HOA Meeting Minutes:

- **MOTION:** Jim Vander Kamp moved to approve the 2022 Annual HOA meeting minutes as written. Bill Robbins seconded the motion.
 - Leslie Foster voted no.
 - Barry Gazzard, along with his proxies, voted no.
 - Kay Eiseman declared the motion had passed, as all others in attendance were in favor.

HOA Management Report: Lion's Gate Pines Building Report 2023

- Exterior Completed Projects:
 - South Entrance Redesign
 - New Pool Cover Installed
 - Coping Stones Repaired Around Pool Area
 - Flat Roof Spot Patching
- Exterior Planned Maintenance Items:
 - Rebuild Dumpster Enclosure

- Remove Aspen Tree Pushing Against Building
- Remove Pine Tree Next to Utility Pole
 - **ACTION ITEM:** CMC to get bids for tree removal.
- Exterior - Proposed Maintenance Items:
 - Evaluate Refurbishing Ski Lockers for Individual Unit Use
- Interior - Common Areas - Completed Projects:
 - Multiple Repairs to Resolve Leaks Detected in Both Hot Tubs
 - Point Central 5G Hub Upgrade
 - Replaced Hot Tub Boiler
- Interior - Proposed Maintenance Items:
 - Consider modifying railings to provide additional safety.
 - Re-stretch carpets to hide exposed seams.
- In-Unit Improvements - Completed Projects:
 - Grab Bars Installed on all Upstairs Tubs in Units 101-106 and 120-125
 - Jim Speckmann added that grab bars should be installed inside and outside of the showers/bathtubs. In particular, units 113, 114, and 119 should be addressed.
 - Mark Sterne responded that there are grab bars installed on the outside in each unit. Additional grab bars are on the to-do list
- Planned In-Unit Maintenance Items:
 - Install Black-out Drapes as Needed
 - Replace Sliding and Folding Closet Doors
 - A homeowner reported that their code worked except for one of the common door entrances.
 - Robert Blay urged homeowners to please report these types of problems to the Front Desk so that CMC can address the issue.
- Proposed In-Unit items:
 - Appliance Assessment
- Maintenance Reports from the Floor:
 - Unit 103 has only two stove burners working.
 - Unit 103 has a bad patio door lock.
 - Unit 114 patio screen door has a hole near the lock.
 - Unit 110 stove gasket needs to be replaced.
 - Unit 110 window screen hole was recently discovered after window washing.
 - **ACTION ITEM:** CMC will address the issues listed above.
 - Common area and upper hallway temperature during summer
 - A homeowner reported that a summer overnight temperature was recorded at 85 degrees.
 - Mark Sterne responded that there is no easy solution for the heat issue during the summer. The heat is mostly coming from the pool and hot tub boilers. Robert Blay suggested the solution is with the boilers themselves.
 - Kay Eiseman added that this issue is on the project list.
 - Ceiling fans were raised as a way to mitigate the heat, but it is unlikely that the ceiling will support the fans in the lobby areas.
 - **ACTION ITEM:** CMC will find out if the ceilings can support ceiling fans in the common areas.

Lions Gate Pines Housekeeping Report - August 2023

- Spring Carpet Cleaning
 - All the unit and common area carpets were professionally cleaned in the spring. Furniture is cleaned as needed throughout the year. Housekeeping treats small stains from week to week as needed on Fridays when the units are cleaned. We now have a machine to clean and treat carpets as needed as needed throughout the year.
- Inventory
 - We do a full inventory in the spring and in the fall, bringing inventory back to the necessary levels. The spring inventory was completed, and units were re-stocked with items from Lion's Gate inventory, only a few items had to be purchased. The fall inventory will be bigger, since we will re-stock the units as needed as well as replenish the Lion's Gate back stock for the upcoming year.
- Kitchen
 - Some styles of silverware and glasses are getting harder to find. You may start to see a new style coming in to a couple of units until all units are matching. Back-up silverware was ordered due to the loss of several items. Sometimes it's one very small detail that most don't notice. This fall, all the can openers will be replaced because it is being reported that they do not work well. A backup of one of each appliance was purchased this year. We will continue to keep stock as it is difficult to get delivered in a timely manner.
- Bedrooms
 - We replaced one twin bedframe. The two others were repaired by maintenance. The bedspreads are holding up well. We continue to order sheets as they become worn out and stained.
- Bathrooms
 - Towels are being replaced as needed. Pool towels were ordered this year to replace the older ones that were starting to break down. This fall, new shower curtains will be ordered to replace the ones that are stained and falling apart.
 - A homeowner asked if the shower curtains are washed often because they had one that had a bad odor in Unit 114. Kay Eiseman responded that the shower curtains are washed often, and this would be reported to Housekeeping.
 - It was reported that there is mold on the walls around the upstairs bathtub of Unit 103.
 - **ACTION ITEM:** Housekeeping will be made aware of the above housekeeping issues.
- Housekeeping Closets
 - These have been kept up on a weekly basis with clean outs and inventory being done on Tuesdays to better keep up with missing or low stock items.
- Parking Passes
 - We had the hanging parking passes for the past winter with no success as these broke in the harsh winter temperatures. We have gone back to printed and laminated parking passes. This allows us to replace within 30 minutes to an hour. This is cost effective and easy to take care of.

Financial Reports through June 2023

- The Association's fiscal year is the same as the calendar year.
- The cash in the bank was \$672,809.57.
 - \$32,286.77 in the operating account.

- \$213,183.98 is in a money market.
- \$427,338.82 is invested in two different Edward Jones accounts.
 - Robert Blay added that these accounts make 4.5 to 5% interest.
- Homeowner dues income is slightly more than expected at \$268,372.
- Overall, so far through 2023, the Association had over \$10,000 more income than budgeted for.
- Question from the floor whether timeshare values are increasing. Robert Blay responded that for general real estate, the values have increased approximately 15 to 20% per year for the last three years. Figures were not available for specific timeshare values for the area.
 - Kay Eiseman responded that the Association has sold seven units and is involved with trades and trade-ups. Other strategies (auctions, open houses, etc.) have been employed in the past and could be used again.

Winter Park/Grand County Update (Robert Blay):

- The area is still growing.
- Traffic is increasing.
- It was a bad spring for freezing and thawing, which created a lot of potholes.
- There was a major road project on Berthoud Pass this summer.
- The Beaver Village complex on the south side of Winter Park was officially annexed into the town of Winter Park.
- The Roam development across the highway from Beaver Village will have 1,100 homes and 11,000 square feet of commercial units.
- The old Beaver Village Lodge near the new Roam development will likely be demolished. At one point, the building was to be preserved.
- Last year, Xcel Energy had to temporarily put a hold on new buildings installing gas. The hold has since been lifted.
- The Arrow complex near Lion's Gate is nearing completion.
- There are high-end townhomes being built just north of the post office.
- There are still housing issues and employee shortages in the area. Winter Park Resort is building some housing for their employees.
- The Winter Park Resort Pioneer lift was replaced with a new lift this summer.

Election of Board of Directors:

- There are more candidates than Board positions, so there is a contested election.
- The new candidate's biographies were reviewed.
- The election votes will be tallied and presented to all homeowners after the votes have been verified.
- Total votes from mail-in/proxy and live voting are as follows:
 - Kay Eiseman -- 272
 - Jim Harris -- 265
 - Dianne Butts -- 260
 - Bill Robbins -- 260
 - Jeanette Dickinson -- 265
 - Henry Solano -- 269
 - Chip Sisson -- 263
 - Barry Gazzard -- 100
 - Leslie Foster -- 95
 - Sandy Hodge -- 100

Old Business:

- Re-design of the South Front Entrance - Kay Eiseman
- Resort Internet Performance - Kay Eiseman
 - Mark Sterne added that the Resort Internet reports show that at no point has Lion's Gate reached 50% capacity.
- Air Circulation in Common Areas - Kay Eiseman
 - Discussed under Maintenance.

New Business:

- Ski Locker Refurbishment for Unit Utilization - Exploratory
 - As briefly mentioned under the Maintenance section, this topic was suggested by a homeowner and the Board will explore options to refurbish the ski lockers.
- Additional Grab Bars in Showers/Bathtubs
 - Discussed under the Maintenance Report.

General Discussion:

- The game room was damaged and the homeowner responsible for the damage had their credit card charged.
 - Kay Eiseman added that it is issues like these why a credit card is required prior to checking in.
- The Association owns 354 units. Kay Eiseman did not know offhand how much dues those units would bring in.
- A homeowner commented that there should be signs prohibiting unattended children from the game room like there are for the pool and hot tub.
 - At least one other homeowner did not think kids in the game room were an issue.
 - **ACTION ITEM:** CMC will post similar signs in the game room regarding unattended children.
- Homeowner Barry Gazzard would like to survey all homeowners to see if they are okay with sharing contact information. The Board will consider this request.

Adjournment:

- **MOTION:** Jim Speckmann moved to adjourn the meeting at 5:29 p.m. Dianne Butts seconded the motion, and all were in favor.