

**SAWMILL CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 11, 2021**

I. Call to Order

The Sawmill Creek Condominium Association Board of Directors Meeting was called to order by Larry Pithan at 4:00 p.m. via videoconference.

Board Members Present Were:

Larry Pithan, President	John Bachman, Treasurer
Richard Whittington, Member	Rick Dame, Member
Karen Svetlic, Vice President, by Proxy	

Representing Great Western Lodging were Keith Kroepler, Erin McGrain, Zoey Manguso and Dan Allen. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. Approval of Previous Minutes

Motion: Larry Pithan moved to approve the minutes of the October 7, 2020 Board Meeting as presented. Rick Dame seconded and the motion carried.

III. Financial Review

A. *2020 Year-End Financials*

Zoey Manguso reported that the Association ended the year with net income of \$5,588. All Reserve expenses were transferred to the Operating account.

Action Item: Zoey Manguso will confirm that the Association will not have any income tax liability from the surplus and will check with the tax CPA to move the net income to reserves.

B. *2021 Budget Approval*

Zoey Manguso provided a summary of the proposed 2021 Budget. There will not be any change to dues. The most notable increases were in the Utilities line items, which were offset by a decrease to the Maintenance and Repair line item.

Motion: John Bachman moved to accept the proposed 2021 Budget as presented. Rick Dame seconded and the motion carried.

IV. Old Business

A. *Roof Project*

Dan Allen was informed by Craft Waterproofing that materials are going up 5% each month. They hope to start the project in March and they will absorb the first 5% increase.

They suggest doing all of the east building this summer at a cost of \$47,000. The total cost would be \$110,000.

Action Item: Dan Allen will ask the roofing contractor if there is useful life remaining for any portions of the roof.

B. Hot Tubs

Summit Services provided a proposal. The cost would be \$82,000 to replace everything in the boiler room (redo the plumbing, install a more efficient spa-specific boiler and remove and replace the existing air handling system). There was \$5,000 budgeted in Reserves in 2019 for spa repairs that was not spent. In 2020, there is \$37,000 budgeted in Reserves for spa refurbishment. Full spa replacement is budgeted for \$85,547 in 2024. The shells are in good condition but the decking has rotted and needs to be replaced.

Action Item: Dan Allen will add the cost for this project to the Reserve Study and analyze the impact on future funding.

C. Electrical Panels

Seven of the 14 electrical panels have been replaced and the drywall repairs and painting have been completed. The electrical work is about \$1,000 per panel and the drywall and painting is around \$500-1000 per unit. The remaining panels should be completed in the spring. A couple of owners replaced their panels previously. The Board agreed the panel in the office should also be replaced.

Action Item: John Bachman will review the Declarations to determine if the Board can require that all owners replace their panels, given the fire danger presented by the existing panels.

Action Item: Dan Allen will ask the electrician if they have any photos of fires caused by these types of electrical panels.

D. Elevator Control Panel

The elevator door control board shorted out last week during a period of high wind that caused snow to blow onto the panel. It was replaced at a cost of \$5,700. ThyssenKrupp provided a proposal to add door sweeps at a cost of \$10,000. Dan Allen is not aware of this problem occurring at any time in the past.

V. New Business

A. COVID Update and Amenities

The hot tub is currently closed. Protocols will be developed in anticipation of the future reopening. Summit County is currently in the orange COVID tier and is expected to be moving to yellow in the next week. There are still strict guidelines in place for opening amenities. Restaurants will be able to seat at 50% occupancy.

B. Rules Violations and Fines

The Board discussed changing the Rules & Regulations to specify a \$100 fine for the first Rules violation.

Action Item: John Bachman will draft language for Board review.

Action Item: Erin McGrain will send the Board proposed wording for additional “No Smoking” signage.

C. *Glass Recycling*

Timberline now offers weekly glass recycling at a cost of \$25/month. The bike rack could be moved to make space for the tote. The Board authorized adding two recycling totes.

D. *Spring/Summer Projects*

1. Railings – There should be a window of time during off season when the railings can be pulled and powder coated.
2. Sawmill Creek – Sections of the creek should be dredged to provide adequate flow for spring runoff.
3. Touch-Up Painting.
4. Landscaping.
5. Patio Coating – A bid has been received.

Action Item: Dan Allen will schedule this project with the contractor for this spring.

VI. Adjournment

Motion: Richard Whittington moved to adjourn at 4:57 p.m. Rick Dame seconded and the motion carried.

Approved By: _____


Board Member Signature

Date: _____

3-31-2021