

Lake Haus Condominium Association No.1

Quarterly Board of Directors Meeting Minutes

April 16, 2025

Call to Order:

Meeting was called to order at 7:02 p.m. by Gregg Strumberger. In attendance from the Lake Haus Board were Gregg Strumberger, Jody Russell, Milt Panas, Alex Hock, Holly McKinney, and Scott McDill. The board member unable to attend was Doris Rigoni. Owners in attendance: Jason and Amber Skiera (D3), Ellen Lake (E4), Todd Bono (A9), and Sarah Cliatt (F4). There were two follow-on mini board meetings on May 12th and July 15th.

Prior Meeting's Minutes:

A review of the meeting minutes from the Feb 11, 2025 BOD meeting took place. With an "absence of negatives" the minutes were approved.

Financial Review:

A review of the Association's finances was presented by Milt Panas.

Milt provided an overview of the budget so far. Lake Haus is over budget on inspections because the dryer vent invoice of \$7K was paid in Oct though the work was done in September. We are under budget for snow removal by \$5K so far. We also appear to be over budget on irrigation, but again, we prepaid the irrigation work in Dec for the summer 2025 work so we could realize a discount from the contractor. Milt will adjust the budget so we don't appear to be over budget in Dec. Milt stated that he had found other insurance policies LH was paying for that were not budgeted for. Milt said he sent those details to the board members. Some examples are the D12 insurance, workman's comp, fidelity bond, and one other umbrella policy. The conclusion was more investigation was required and it is possible Lake Haus is paying for duplicate coverage because those policies were paid in prior years. Sarah Cliatt wondered why we would need an umbrella policy. Milt will follow up with the insurance agent. Other than that, Milt stated there were no "red flags" and that LH is under budget overall.

Manager's Report

The attempt at the manager's report on 16 April was less than successful. The Board requested additional background information asked that it be presented in a format that was easier to consume. The following notes are from that follow on board meeting on 12 May (attended by Gregg Strumberger, Milt Panas, Alex Hock, and Holly McKinney. Missing were Doris Rigoni and Jody Russell. No owners participated.)

- Carpet and door numbers – The board agreed to move forward with the preferred carpet (No Limits Unending) and bronze door numbers
- Roofing – the Turner Morris roof inspection report recommended a 3rd party paint the catch boxes and other flashing, but that Turner Morris replace some downspouts and patch a couple minor holes in the flat roof. As far as the condition of shingles, buildings A and B were good to fair, while C and G were in fair to poor condition. Subsequent conversation indicated buildings C then D were in the worst condition. The board directed the manager to assemble proposals from

three local contractors to reroof building C, or both C and D. At the mini board meeting on 15 July it was decided that the board should conduct additional research before committing to a contractor.

- Exterior Stain – Move forward with establishing a contract to restain wood surfaces with a traditional transparent stain (up to \$25K). At the board meeting on 15 July, the board accepted the manager's recommendation that Old World Painting be selected as the staining contractor.
- Asphalt – approved the A-Peak to affect asphalt patches but defer crack seal. DIY the striping if necessary.
- Concrete – DIY parking stops (\$500) and get new a estimate to eliminate as many uneven sections of concrete as possible (up to \$2K on concrete fixes). Subsequent meeting with the concrete contractor and board decision approved \$4610 for the concrete work. The contractor suggested a DIY fix for the flooding issue on the pad in front of the G1-4 quad.
- Rodent control – make this a DIY effort (saving up to \$1750 annually for poisoned bait boxes). Subsequent conversations with the local CSU County Extension led the manager to purchase some gopher and mouse traps.
- Fireplace Cleaning – go with Consider It Done, currently scheduled for 31 July
- Exterior Condo numbers – An owner survey showed 88% thought exterior condo numbers were a good idea.
- Rusted Exterior Railings – Do more research and see if there are other options because removing rusted bolts or flanges buried in concrete will create addition cost. Maybe sand blast or wire brush in place; naval jelly then paint. Subsequently purchased an angle grinder with wire brush attachments.
- Old Power Equipment – There are two lawn mowers and a snow blower that have lived behind the shed for at least two winters. If I can get them running, try to sell them or failing that, give them away. Subsequently got the snow blower fully functional, but found the small lawn mower runs poorly likely due to a fuel issue of some kind.

Old Business

No old business was discussed

New Business

Gregg asked Scott to investigate venues and dates for the annual Meeting. Because Scott McDill is largely unavailable after August so the preferred dates would be a weekend in August.

Gregg thanked the Board, committee members and owners who attended.

Gregg called the meeting to a close at 8:42pm.