Lake Haus Condominium Association No.1
Third CY25 Quarterly Board of Directors Meeting Minutes
August 6, 2025
DRAFT

Call to Order:
The meeting was called to order at 7:07 p.m. by Gregg Strumberger. In attendance from the Lake Haus Board were Gregg Strumberger, Jody Russell, Milt Panas, Alex Hock, Holly McKinney, Doris Rigoni, and Scott McDill. Owners in attendance: Ellen Lake (E4), David Elliot (B11), and Sarah Beth and Steve Cliatt (F4).

Prior Meeting's Minutes:
A review of the meeting minutes from the April 16, 2025 BOD meeting took place. With an absence of negatives the minutes were approved.

Annual Meeting and Picnic Discussion
There was a brief discussion of the annual meeting and picnic scheduled for the 10th and 9th of August, respectively.

Financial Review:
Milt Panas provided an overview of the budget so far. Lake Haus is over budget on inspections because the disparity of the month the money was budgeted and when the inspection actually happened. Budget category 520 (office supplies) should be merged into 521 (supplies). We are under budget for snow removal by approximately $10K but very slightly over budget for trash removal likely due to a price increase. Gregg concluded that Lake Haus is basically on budget.

The total assets for Lake Haus HOA are about $1.2M. At the end of the fiscal year we anticipate about $12K (money in excess of $100K) will be moved from operating to maintenance reserves.

We won't know about property insurance increases until March, but the guess by State Farm is for no more than a 3% increase this coming year.

The value of the D12 unit did not change for this coming year according to Summit County.

There was a conversation about the different insurance policies Lake Haus currently pays for and Milt says all are required. For example the umbrella policy covers general liability, workman's comp covers the manager, and there's a policy for the D12 unit.

The projected FY26 budget appears to be about $4K over budget mostly due to the full year of paying the higher insurance policy cost that started in April 2025. After some discussion it was decided to ask for a provisional dues increase at the annual meeting in 4 days of up to $15 to be decided in March 2026 when we have a better idea of the snow removal costs. The FY26 budget was approved by the board to be presented at the annual meeting.

There was a discussion of the shingled roof replacement proposal for buildings C and D. Turner Morris cited both roofs as needing replacement in the past couple of annual reports despite being 3 to 5 years

shy of the projected 20 year lifetime for the shingles. The manager added that there are some minor leak issues with both roofs that must be addressed before this winter if the roofs were not replaced. Ultimately it was unanimously decided to replace the shingles on both roofs with Class 4 shingles and to have G&G Roofing do the work.

The board decided to purchase 6 of the top two scenic pictures for hallway art and 5 each of the next two for a total of 22 pieces. Jason Skiera (D3) will work with his friend to get a price for his two pictures that made the cut. Further it was reiterated that owners can personalize their doors, but nothing should be attached to the walls.

The board affirmed that the manager could update and potentially rehost the website.

The board approved a new parking pass design and policy…charging $10 for replacement parking passes.

The irrigation report suggested replacing the controller, but the manager stated the current controller is adequate, but the board concurred that getting some high efficiency emitters for the popups to see how they perform would be good.

Manager's Report

COMPLETED:

- Painted exterior benches and chairs
- Reskinned 3 ski locker doors
- Wire brushed, power washed, and painted 6 exterior railings at building E
- Removed tree in front of building F
- Irrigation review by both Neils Lunceford and HC3 and a resulting report was distributed to the board
- Finished hallway paint and carpeting. DIY'd replacement of 10 stairs including the replacement of the entire lower set of stairs in a building F hallway. Stabilized dozens of other stairs to reduce squeaking.
- Installed new door numbers, fire extinguisher cabinets, and kick panels.
- Ordered and installed external condo unit numbers
- Purchased and installed parking stops
- Asphalt patches are complete
- DIY'd landscaping…weeding, raking, etc.
- Installed hand railing at lower stairs for F-5 ($30 for the railing)

UPCOMING

- Block party…I am making a Costco run on Thursday morning
    - Need grills, coolers, tables, music system, and yard games…and good weather
- Annual meeting…I will visit the Pavilion Wednesday
    - Purchase coffee, donuts, bagels, tea. Need hot water (unless provided by the pavilion)
- Will install two more hand railings for residents in other quads.

- Concrete work mostly at building A (Andraos, TBD)
- Staining all exterior wood (Old World Painting, Sept)
    - Some wood may need to be replaced (DIY)
- Exterior painting of areas needing attention mostly around areas that support standing snow (DIY)
- Building A exterior railings need wire brushed and painted (DIY)
- Ski Door reskinning is on-going and 7 more residents have requested their doors be included (about $30 each) (DIY)
- Landscaping the area between buildings D and E. I requested estimates from three companies to landscape that area, but so far, no responses.
- I am working with G&G Roofing to develop and install a runoff diverter as an alternative to gutters to move water away from the building to avoid dripping on the siding and sills
    - Examples have been installed (apparently many years ago) on building B and D

Old Business

No old business was discussed

New Business

None

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