

SKI & RACQUET CLUB, LTD.
BRECKENRIDGE, COLORADO
BOARD OF DIRECTORS MEETING
JANUARY 8, 2005

The Board of Directors meeting was opened by President Earl Haworth at 10:30 a.m. on Saturday, January 08, 2005.

Present were Board members Earl Haworth, President; Jan Bowman, Secretary; Larry Augustyn, Vice President; Norman Stein, Treasurer; and Shannon Saramaa, member at large. Also present were Gary Williams, PC4; Ryan Cain, representing Basic Property Management; Ted Finkleman, PC1; Ann Evison, on-site property manager; Dave Rathbun, Tony and Louis Karahalios, PC6; Dave Love and Dan Ulmer of Basic Property Management.

Agenda

- Budget
- Up date on reserve study
- Web site
- Future dues increases
- Clubhouse and dumpster security
- Land development
- Proxy statement of intent
- Swimming pool
- General Communication
- Cable upgrade
- Carpet for C Building
- Renumbering of B building lockers

The minutes of the last meeting were corrected to say that Earl and Shannon have not had the opportunity to work on the 2/3rd's vote needed to sale property revision of the By-Laws.

The minutes were approved as corrected – motion by Larry, seconded by Shannon, unanimous vote by board members present.

From this date forward, a copy of the minutes will be sent to Ryan to post on the Web site. It was also agreed that copies of the minutes of the annual meeting back to 2000 would be posted on the web site.

It was noted that the rash of thefts from cars and units has decreased dramatically since one group of renters is no longer living in the complex.

Budget –

Basic will send the income statement and the balance sheet to each member of the board before each board meeting. The annual budget is voted on at the annual meeting

each year. A copy of the proposed budget is sent to each homeowner with the information package prior to the annual meeting. Dave Love of Basic reviewed the current profit and loss statement and the balance sheet with the members present.

Shannon moved and Larry seconded that Basic is to send financial statements and an agenda to all board members at least one week prior to board meetings. The vote was unanimous. It was suggested that a committee be appointed to formulate next year's budget.

Dan introduced Ryan Cain and Dave Love as the financial persons at Basic. He also commented on the successful reduction of late dues payments. He explained to those unfamiliar with the process exactly how the late fees were tabulated and the involvement of the attorney in the reduction of the late dues payments.

It is the belief of all present that an increase in the dues is inevitable.

Web site

The web site is up and running again. Basic has a new web master, Rich Garcia, who has changed our site logo and domain and has updated our menu of selections. The minutes of the board meetings, as well as the annual meeting, will be posted on the web site. One can also find the Rules and Regulations and the By-Laws on the web site.

Reserve study

Roofs are a high priority. One third of the C building top floor roof has been completed by Turner Morris with a 20-year guarantee. All of the C building second level roofs have been paved, as have two of the B building roofs. Eight top floor roofs still need to be replaced, as do ten second level roofs.

The deterioration of the triple T's was discussed, as were methods of reinforcing them or correcting the draining that is causing most of the deterioration.

Dan brought up the subject of investigating the possibility of getting a loan from a company that handles homeowner associations to get most of the needed work done on the complex. Loan interest rates are low now, we would be able to get a great deal done in a relatively short period of time, and the overall value of the complex would go up dramatically. A loan would also eliminate a lot of our budget line items. It would ensure against further assessments, as well.

Security

The possibility of installing cameras in the clubhouse and at the dumpster was discussed. There have been several incidents of late where cameras in the clubhouse might have prevented some undesirable behavior and theft. Others outside the Ski & Racquet complex have been seen using the dumpsters. The medico keys will be replaced in the near future to limit access to the clubhouse and laundry rooms by non-residents and non-owners.

A provision will be added to the Rules and Regulations that prohibits couches or other furniture, not intended to be outdoor furniture, from being used or stored on balconies or other common areas. Motion by Larry with second by Shannon with a unanimous vote. A couch on C205 caught fire this fall and could have had serious consequences for the complex.

Proxy and statement of intent

Several new members were unaware of the proxy notice sent to owners for the last annual meeting. These proxies presented items to be voted upon and asked each owner to indicate the way they wanted their vote to be recorded. It was agreed that similar proxies are to be sent out in the annual meeting packet along with the proposed budget and other information.

Land development

According to the town of Breckenridge, the current buildings use up the density of Ski & Racquet. There are several loopholes that might allow the association to develop the land to the west of the current complex. A parking structure was suggested. The town home proposition has been outlined to the association members at last year's annual meeting. Also discussed was the on-going question of the tennis courts. These topics are on going.

Swimming pool

The cost of cleanup to the pool and its complex sand filters and other devices was discussed, as was the cost of draining the pool and of reheating the water to usable temperature. Someone defecated in the pool. This was a renter who is no longer residing in the complex. However the cost of cleanup is approximately \$1,500 to \$1,800. Jan moved and Larry seconded the motion to send a bill for the cleanup to the owner of AG6 whose renters are believed to be responsible. The motion passed with a unanimous vote. Ann also noted that the pool lights need to be replaced to bring the pool up to code. Also the size of the numbers indicating depth need to be enlarged, again to bring the pool up to code. The pool surround needs repainting and some repair, and the floor of the pool needs to be redone. Non-skid pads will be added to the stairs leading to the hot tub.

Cable

Earl gave a background review of the cable situation that resulted in new cable being installed in all three buildings. It was suggested that wireless communication be installed in the clubhouse. The cost for the service is \$50 per month. Larry stated that in lieu of our budget constraints, he was against the idea.

Lockers in B building

Ann will repaint the numbers of the lockers when weather permits. The painters painted over the numbers and did not mark which locker was which. Any help Ann can be given to locate which locker is which would be appreciated.

Carpet for C building

The carpet on the common areas is nine years old and is holding up reasonably well but does not go with the new color scheme of the buildings. Hopefully the money for the carpet replacement will be in place as budgeted for the late spring of this year. The board will meet to decide the color and quality of the replacement carpet.

Communication

As there are new board members who do not reside in the complex the question of easy communication was discussed. An owner stated that he thought it mandatory that each member has e-mail, cell phones and home phones. Dan noted that if anyone wanted to contact a board member, all they had to do was to contact him and he would see to it that the member in question was contacted.

Other Business

Dan noted that the sewer pipes under the buildings in the crawl space are in most part open to the environment. The previous insulation is virtually gone, having fallen to the ground or made into nests or carried away. It is imperative to insulate the sewer lines as soon as is possible so that we do not have another sewer breakage like the one in C building over the Christmas holidays. The water and sewer pipes in the soffet areas over the parking slots are also in need of new heat tape and insulation.

The slope of the down drive to the County road (our exit) is often slippery. Taking the driveway down to grade would make several parking slots in C building unusable. Frequent sanding does not eliminate the problem. One suggestion was to reverse the flow of traffic through the complex.

A reminder to all to keep the thermostats in the units above 60 degrees was mentioned. And a slow leak or drip can cause a pipe to freeze once it leaves the unit.

Only members elected to the board at the annual meeting are allowed to vote on issues before the board. All members of the association are encouraged to attend the meetings and to voice their opinions.

It was also suggested that the complex name be changed. Since the tennis courts are hardly playable, the racquet part of our name is not applicable. It was also suggested that Breckenridge be incorporated into the name.

The association will provide a large open dumpster during the time of the next annual meeting so that anyone wanting to dispose of appliances or furniture may do so at that time. It is hoped that a camera on the dumpster will discourage anyone from dumping unwanted furniture or appliances near the dumpster enclosure.

The next Board of Directors meeting is scheduled for the 23rd of April, 2005 at 10:30 a.m. at the Ski & Racquet Clubhouse.

Respectfully submitted:

Jan Bowman, Secretary

Approved April 23, 2005 Board of Directors Meeting