

**SKI AND RACQUET CLUB, LTD.
BOARD OF DIRECTORS MEETING
JANUARY 12, 2007**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Board members present were Earl Haworth, Anthony Karaholios, Tom O'Lear and Jan Bowman.

Owners present were Carlin Rogers (203C) and John McCallister (G3A).

Representing Basic Property Management were Dan Ulmer, Ann Evison and Lanelle Barnett. Erika Krainz of Summit Management Resources transcribed the minutes from tape.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Anthony Karaholios made a motion to approve the minutes of the September 8, 2006 Board Meeting as corrected. Ann Evison's name had been misspelled. Jan Bowman seconded and the motion carried.

III. FINANCIAL REPORT

As of December 31, 2006 the Association had approximately \$47,160.33 in bank accounts. Total assets were \$928,930.81, total liabilities were \$802,094.35 and equity was \$126,836.46.

Year-to-Date Operating Income is \$146.00 over budget. Operating Expenses are under budget by \$12,772.38. The largest variances were – insurance \$2,239.68 under budget; Gas & Electric \$4,886.86 under budget; Building R&M \$5,058.50 under budget.

There were five owners with delinquent dues but Lanelle commented that most had since paid. Jan Bowman made the motion to approve the financials as presented and Tom O'Lear seconded the motion and it carried.

IV. OLD BUSINESS

A. Ebay

Dan gave a report on the status of selling the parking lot lights. None were sold and the lights have been put back on Ebay. The Board thanked Dan Ulmer and Shannon Saramaa for handling the selling of the lights.

B. Heat tape

Ann Evison explained to the Board that we have a shortage of electrical power on all three building roofs. The board requested Ann to get bids for the next meeting to correct the problem.

C. Leak in B202

Ann Evison explained that this is a caulking problem that has been on going She explained that the owner has caulked it and it has stopped leaking.

V. New Business

A. Snowboarders on Roofs

Earl Haworth said he caught the occupants below him snowboarding on their roof. There was a ramp last year but he never actually saw it being used. He would like to have legal ownership of that roof transferred to those owners so they will be responsible for all damages and repairs. Motion was made by Anthony Karahalios and seconded by Tom O'Lear to contact Dan Wolf, our attorney, to review a draft letter done by Tom O'Lear explaining to the owner of the units why the Board was so concerned about the roof being damage. The motion carried. Ann Evison also stated that some residents are keeping their dogs on the deck and not cleaning up after them. Tom O'Lear agreed to draft a dog letter for the attorney to review and send out.

B. Wall Heat in Outside Wall

There was general discussion about heating the pipes in the exterior bathroom wall. Right now, each individual owner is paying the cost for the electricity. If the heat tape was wired into the common box in the mechanical room, the cost would be the same but would be on one bill and allocated among the owners. The Board also had some discussion about access to the heating units, the age and condition. Carlin Rogers (203C) agreed to monitor and report back to Tom O'Lear about the installation of new circuits for the heat tape and removing the old heaters. This all depends on an electrical company willing to work this winter. The Board agreed to do the two breezeway units in C Building as a test. (C203 and C204).

C. Unit G6A Exterior Doors

Earl Haworth said the owner of Unit G6A reported that his entry door was delaminating. Earl believes it is an owner responsibility; the owner should be notified that he will be responsible for replacement.

D. Dumpster Damage

The west side of the dumpster was hit and damaged. Ann Evison will contact Timberline Disposal to repair dumpster.

E. Install Exhaust Fan Over Spa

Dan Ulmer spoke to Turner Morris. He recommended that a mechanical contractor look at it and recommend a solution. Earl Haworth said he would look at the condensation from the pool and hot tub to see if there is a better solution, possibly installing ceiling fans. Manager will work on getting bids for an exhaust fan and some extra ventilation on the south side of the pool.

VI. SET NEXT MEETING DATE

The next Board Meeting will be April 27, 2007.

VII. ADJOURNMENT

With no further business, a motion was made and seconded to adjourn the meeting at 9:10 p.m.

Approved By: _____ Date: _____
Board Member Signature