

Meeting called to order at 6:02pm – Oct. 1<sup>st</sup> 2020

- All board members are present except Marilyn

Minutes from last meeting approved by all

- Not going to pursue getting the large rocks removed from Yacht Club in the center of the circle

Power Washing – only charged \$700 this year, covered less of the buildings this year but we are ok with that. Not going to call them to come back out.

Financials:

Paid new insurance policy, payment is showing 3 months

Normal expenses and maintenance this past period (\$700 power washing)

Water is running under budget quite a bit, planning to turn sprinklers off in mid-October.

Landscaping is coming out to do trimming – On Monday the 5<sup>th</sup> – Contact Detlef if there are needs.

Reserves are hovering close to \$20,000 – with no major projects coming in this year. We are continuing to add to the reserves with a positive income each month.

Raise in dues for 2021 – All board members are ok with raising dues to \$280, who is in charge of creating new coupons for next year, what is the deadline. Do we need to send a notice to homeowners?

Siding – Very rough (Ballpark) estimate for vinyl \$55/60K. This would be for all 3 buildings. For minor repairs we do have siding left over and available, patchwork can be repaired by handyman (Odds and Ends). Hope to put this off a year or so to help build our reserves up. Still would like official estimates eventually.

Yacht Club is thinking of cutting out all other HOAs. We will need a formal agreement signed by both properties in order for this to happen. Need to bring this to the residents before we decide.

Pool – Want to get caught up on pool payments, but Yacht club still does not respond. We are ok sending them \$500 a year to resolve it. As they still haven't sent us any invoices. Detlef to start the letter and other board members to approve it. This would be payment for years 17, 18 and 19.

Vehicle needs to be towed that is near 6830. Tan Jeep, no plates. Many complaints from owners. Will try to get VIN number to send to Forrest to call the towing company. Shannon will take a photo of it and send to Forrest. Will do the same for the White Truck in the circle. Shannon will put notice on each vehicle that they will be towed after 72 hours.

Sink hole – Forrest to contact Nate Rein to get this patched.

Forrest/Molly dropped off call around 6:45pm. Shannon, Detlef and Cindy officially ended meeting at 6:56pm.

Subject: Mountain Crest  
From: forrest@realtyone-co.com  
Date: Wed, May 19, 2021 9:14 am  
To: "Dana" <admin@realtyone-co.com>

Ethan would like to know how many no and yes votes we got on the special assessment, and they want to send another letter with a payment plan listed. If you send me a copy of what you sent I'll work on the letter. Also, he would like to meet us in person here a week from this Friday at 12:30 if you can. Thanks.

**Forrest Scruggs, CPM, CAM**  
**President**  
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## LYC Phone Board Meeting: 8/6/20

Attendees: Cindy, Forrest, Kathleen, Marilyn, Molly Shannon    Regrets: Detlef

Molly called the meeting to order.

The minutes of the last board meeting were approved. .

### **Property Management Report**

The customer balance for dues payments is OK. There's just one small matter.

Our expenditures were for gutter repair, and patching of woodpecker holes on the north side of 6850.

We have had the proper amount of our legal expenses refunded.

### **Profit and Loss Budget Overview**

Our budget for power-washing the buildings will be used in September, post the spiders and swallows.

### **Old Business-Open Issues**

We received Yacht Club 1's response to our email claiming the circle as our property. They are having one of their homeowners, a surveyor, look at documents and will report their findings back to us. Meanwhile, we share the circle.

YC1 has asked us to call a tow company and have the idle trailers removed from the circle parking.

We need to request that YC1 remove the rocks in the central area of the circle parking.

The Adams County survey documents that we have copies of and have sent to YC1 legally establish that Lakeside Yacht owns the circle and property indicated. Until/if other proper documentation comes from YC1 that's counter to what Adams County has established, we will then meet together and work out the tangle.

Kathleen has volunteered to send our parking regulations to YC1 after we've reviewed the regulations ourselves.

Forrest will post our covenants on our HOA website with Realty One and let Kathleen know when he has done that.

### **New Business**

Shannon offered to fill the small sink hole that's appeared near the drain at the end of the alleyway between 6830 and 40.

Molly adjourned the meeting.

Our next board meeting is: Thursday, October 1

Call to order – Conference call – 6:02pm

Roll – Detlif, Cindy, Molly, Forest – (All board members except Marilyn) 1 Non board member – Kara from 6840 #4.

Approval of April 2<sup>nd</sup> Board of Director Meeting minutes – Approved.

Property management Report – Financials, April/May P&L – 47K for the Wall. No other expenses out of the ordinary. Lawn guys gave us 20% discount for April/May, will reflect in June. Balance Sheet – showing reserves which is after all wall/fence payouts – so this is an accurate number. Repairs and siding work on 6850 is listed as well. \$23,800 in total assets. Still have loan payments for 6850 retaining wall, about a year left. If any other capital expenses come it, it will have to be from a special assessment. Financials were approved.

Open Issues - Forest is getting 2 different quotes on 6850 for siding, as 6850 is in the worse shape, especially on the north side – 1 hole was patched from woodpecker. 6830 also has holes, Detlif to send photos for repair. Bids may be for stages and sections since this is such a big project. We are waiting on bids to come back to Forrest, he will email once he gets them. We would like to do it all at once, but need to know ballpark numbers on what to expect since it will be a large expense.

Landscaping – irrigation system, all are turned off currently. 6830 system works we think – 6840 is currently dug up to be capped off. Forest to check with landscaping company to find out if there are any other issues. USG Landscaping company is doing much less than they used to, setting up meeting with them to make sure they don't miss anything.

New Business – 6840 faucet leaking on the south side. Tanner/Detlef to take a photo and send to Forest to have a handyman fix it. Handyman may also be able to paint the garage doors – Homeowners are willing to paint it if we pay for the paint. Preauthorize \$80 for homeowners to buy paint and complete themselves. Concrete blocks in dumpster area are for keeping the shoreline looking good, anyone to use these. Recently checked and replaced 14 bulbs throughout the hallways.

Executive session – Marilyn Mitchel – keeps putting off payment and been sent to collections for HOA fees \$3211 plus legal fees of around \$1,000. She was also offered a payment plan, but ignored that.

Meeting adjourned – 6:48pm adjourned.

## LYC Meeting 4/2/20

- Call to Order was at 6:07 pm with telephone conference.
- Roll Call: Molly, Forrest, Shannon, Marilyn, Regrets: Detlef.
- Approval of Minutes was not given.
- Property Management Report

### Financials

- Forrest reported that using round numbers, \$16,000 has been paid to Nate for the wall, \$32,000 will be paid upon completion, and if we approve his bid for constructing the fences, it leaves \$21,000 in reserves. Look at the financials Forrest provided to the board in his email to get the exact dollars and cents.
- Forrest will look over the contract and keep in touch with Nate on payment we owe him. We will pay Nate his remaining money minus ten percent until clean up is completed. Forrest will look over the contract and keep in touch with Nate and set up new fence contract signing if fence contract is approved. Forrest will be in his office tomorrow.
- **Open Issues**
  - We discussed the fences that need to be constructed for the new walls and the bare area around them. We cannot afford to landscape and put new irrigation. We're considering buying mulch and spreading it when the fence is done in the area of the wall top footage to the sidewalk. We discussed whether to use Trex on new fence or not.
  - We unanimously approved the Trex fence bid from Nate Rein. Forrest will take care of the contracts.
  - We will be getting a bid from a contractor that we have used for good repair work on our 6850 stairwells that also does siding. Forrest will ask him to make the bid this summer, although it will be a bit before we can have it done. It will give us a ball park figure of what we could be looking at. He looked at our siding while working on the stairs and said there's several areas of siding in poor condition.
  - Sidewalk in front of 6840's deck has issues since the construction. Molly will talk to Nate about it.
- **New Business**
  - **Board possibility:** Cindy, new owner at 6850 #2, may have an interest in joining the board according to Shannon. He and Molly will encourage her.
- Next Meeting: Thursday, June 4
- Meeting Adjourned

LYC Annual Board Meeting: 2/6/2020

Attendees: Forrest, Detlef, Marilyn, Molly, Kathleen, Dan, Shannon, Emily and 2 proxies for Tom and Dora

Molly opened the meeting.

Our last board meeting minutes were approved.

#### Property Management Report

- Everyone has paid the special assessment in full.
- We discussed the finished retaining wall construction, which was finally completed with good results.
- Repairs were done in the fire rooms. We now have a new phone service and a new maintenance service.
- Our insurance rate raised and could raise again this year in spring, possibly by \$10,000.
- Forrest will check to see if our landscape company has removed the back flow pump from the irrigation system and is in their possession.
- We will add fences on the new retaining walls at 6830 and 40 which will cost around \$5,000.
- We discussed pool fees and the easement agreement which is still to be determined with YC1.
- Forrest will notify the landscape company to shovel snow on the steps of the 2<sup>nd</sup> and 3<sup>rd</sup> stories of our buildings.
- The new retaining wall contractor we approved via email came by the office and signed a contract with Forrest on behalf of our HOA. He'll start working as soon as he can.
- The proposed 2020 budget was approved.

#### Open Issues

- We can get the southeast landing at 6850 repaired properly this week if we accept the bid offered. We approved the bid and Forrest will notify the company to do the work.

- We need to make a long range plan for the future use of HOA funds, prioritizing repair work needed. We will also consider the need to raise our dues.
- Forrest will gather bids for new siding, just so we have a ballpark estimate down the road.
- We need to have LYC community days so we can work together to beautify and maintain our common areas.

#### New Business

- Shannon said he would volunteer short term for the board. We welcomed him 'aboard.'

The next meeting is: April 2, 2020 @ 6:30

The meeting was adjourned by Molly.