

**LIONSHEAD PHASE II
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
January 25, 2017**

The Board of Directors meeting was called to order by President, Bob Lichtenstein, at 4:14 pm, in unit #400 at the Lodge at Lionshead. In attendance were Board Members Bob Lichtenstein, Peggy Sciotto, Katy Lichtenstein and Crys Margolis. Mike Steele attended via speaker phone. Also present were Joy Dunham and Jeff Bailey of Peak Resort Services, Inc.

Presence of a quorum was established with 100% of Board Members in attendance.

Board reviewed the proof of meeting notice.

Board reviewed the minutes of the previous Board of Director Meetings of July 28rd & 30th, 2016. **Motion made by Katy Lichtenstein to approve the prior minutes as presented. Motion seconded and passed unanimously.**

FINANCIAL REVIEW

Management reviewed with the Board the December YTD operating account budget vs. actual statement. Association is \$1,473 over budget through December 2016. Main expense items of concern are Snow Removal and Gas/Snowmelt system due to significant snowfall this season to date.

OLD BUSINESS

Management reviewed a capital replacement project budget to actual report for projects completed year to date.

Management reviewed with the Board the status on the Condominium Map Amendment project. The Board reviewed the Map, the Declaration Amendment and the Conveyance language. **A Motion was made by Bob Lichtenstein to Approve the substantial form of the Condominium Map and Declaration Amendment. To approve stamping and recording of the Map and Declaration amendment once all owners are current on 2016 property taxes and to approve the termination of all long term leases of Common Elements, once the Condominium Map and Declaration**

Amendment are recorded. Motion was seconded and passed unanimously.

Management reviewed the status of tree/landscape succession planning with Colorado Land Art Studio.

Management reviewed the status of the joint Phase I & II fire alarm panel and system device replacement project. Equipment has been ordered and project scheduled to start April 25th. Anticipate a 30 day completion schedule. Management will report to the Board on the impairment plan worked out with ACME Alarm Company and the VFD during meetings scheduled for March.

Management reported on the status of the shared II & III driveway mechanical system replacement project. Updated bids are currently being solicited for a Fall 2017 project.

Bob gave the Board an update on the proposed "Triple Play" conversion with Comcast. Bob requested that the Board authorize a sub-committee made up of Bob, Peggy and Jeff to work through the remaining details and contract the services for the Association, if the committee is satisfied with the plan. Board agreed unanimously.

Management presented conceptual plans from KH Webb Architecture for improvements to the lower levels of Phase I & II. The concepts are for expanding the fitness center in Phase I and adding ADA bathroom/steam/sauna to Phase II. Bob requested and the Board agreed to table further discussion on this conceptual study, until the Phase I Board and Association decide what course of action/ if any, they are in favor of pursuing.

NEW BUSINESS

The Board had a lengthy discussion regarding smoking in the units, decks and common elements. The Board reviewed Article 7 of the existing Declaration, that addresses this issue, to determine if this provision is adequate or if there is additional action is needed for the property to be non-smoking. After discussion, **A Motion was made by Bob Lichtenstein to immediately enact a rule stating that the Lodge at Lionshead II Condominium Association is a non-smoking building and that smoking is not allowed on the Association common elements including the lobby, hallways, pool & spa areas, stairwells and garage. Association will consider an amendment to the Declaration provisions to further**

strengthen this requirement. Motion was seconded and passed unanimously.

The Board requested that management do a better job of keeping guests from taking skis and snowboards to the units. Various strategies were discussed. Management agreed to try the following measures to improve upon this situation:

- Add on the guest registration folio, which is signed upon check-in, that all guests agree not to take skis and/or snowboards to the units.
- Reinforce the importance of describing the location of the ski lockers to all guests with the front desk staff.
- Ensure that the housekeeping department is notifying the front desk of any skis or snowboards that they see in units while performing daily cleans.

Nominating Committee

The Board appointed Katy Lichtenstein to serve as Nominating Committee Chairperson to fill the upcoming vacancies on the Board. Peggy, Bob and Mike's terms expire in July and all expressed interest in continuing to serve on the Board.

Meeting Dates

The Board scheduled their next meeting for Thursday, July 27, 2017 at 4:00 pm.

Adjournment

Bob made a motion to adjourn the meeting at 6:10 pm. The motion was seconded and passed unanimously.