

**LODGE AT LIONSHEAD II
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
January 10, 2019**

The Board of Directors meeting was called to order by President, Bob Lichtenstein, at 4:05 pm, in unit #360 at the Lodge at Lionshead. In attendance were Directors Bob Lichtenstein and Peggy Sciotto. Crys Margolis attended via Facetime. Also present was Don Werner, owner of unit #140 and Joy Dunham and Jeff Bailey of Peak Resort Services, Inc.

The Board of Director positions held by Katy Lichtenstein and Mike Steele were both vacated due to the sale of their condominiums. Unit #260 sold on 9/27/2018 and unit #330 sold on 10/8/2018.

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

Management provided copies of the Association By-law provisions Articles 5.1 Number of Directors and 5.6 Vacancies. After review, a **Motion was made by Bob Lichtenstein to appoint Don Werner to fill the Board vacancy of Katy Lichtenstein's Board term which runs till the election in July 2020. Motion seconded and passed unanimously.**

Board reviewed the proof of meeting notice.

Board reviewed the minutes of the previous Board of Director Meetings of July 23rd & 28th, 2018. **Motion made by Peggy Sciotto 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 \$333 under budget through November 2018. Management indicated that snow removal and snowmelt gas costs are the areas of potential concern due to consistently cold temperatures and steady snow fall so far this season.

OLD BUSINESS

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

Management provided the updated architectural plans from KH Webb Architecture for the Board approved concepts for the lower levels of LAL I & II. Also, the lobby bathrooms for LAL II. Bob Lichtenstein updated the Board on the discussions that he has had with Bill Palmer, the LAL Association President. Board agreed to work with KH Webb and Nedbo Construction to finalize permit set of architectural plans that Nedbo will use to update project cost estimates. This with a goal of a Spring Project start date. Board will decide once these updated cost estimates are provided how to proceed.

Peggy Sciotto volunteered to work with KH Webb on the finish selections.

NEW BUSINESS

Management provided and update on the TOV's Civic Area Planning process. The Board directed management to encourage all owners within all three Associations to get involved in this planning process by registering at www.engagevail.com and providing feedback via the online survey tools.

The next Board of Director meeting was tentatively scheduled for Thursday, July 25th, 2019 at 4:00 pm.

Adjournment

Peggy made a motion to adjourn the meeting at 5:15 pm. The motion was seconded and passed unanimously.