

**LODGE AT LIONSHEAD III CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
March 7, 2020**

Call to order and determination of quorum.

President Jeff Bosboom called the meeting to order at 3:02 p.m. in the Lionsquare Lodge, Columbine Room.

Owners present were:

Claudia and Eustaquio Cortina (Unit # 4)

Luis and Gabriela Diaz Torre (Unit # 5)

Mindy Nelkin (Unit # 6)

Marion and John Dupont (Unit # 8)

Inaki de Abiega (Unit # 9 & 12)

Jeff Bosboom (Unit # 10)

Owners participating via conference phone line were: Manuel Salorio (Unit # 1), Felipe Esteve (Unit # 11) and Thomas Baranko, representing the Hill residence (Unit # 2).

Owners that provided proxy forms were: D.A. Mountain Rentals (Unit # 7).

Also present, were Jeff Bailey and Joy Dunham, of Peak Resort Services, Inc. and Michael Sherven of McMahan and Associates, Association accountants. Kyle Webb of KH Webb Architects joined the meeting in progress.

A quorum was established with 92.17% of membership represented in person or by proxy.

The Notice of Annual Meeting was reviewed and accepted.

The Minutes of the March 2, 2019 Annual Meeting of Ownership were reviewed.

**Motion was made by Inaki de Abiega to approve the minutes as presented. Motion seconded and passed unanimously.**

Financial Review

Michael Sherven, accountant with McMahan and Associates, LLC presented the financial report.

**Motion made by John Dupont to accept the financial review. Motion seconded and passed unanimously.**

Tax Resolutions.

Michael Sherven presented 2 resolutions that the accountants recommend the Association approve at the Annual Meeting:

1. **Resolution on Capital Contributions.** That amounts collected or paid to the Association for Capital Replacement purposes for the fiscal year ended October 31, 2019 shall be set aside for future major repairs and replacements and allocated to capital components as provided by the

guidelines established by IRC Section 118 and Revenue Rulings 75-370 and 75-371.

**2. Resolution on excess income.** That excess membership income over membership expense collected by or paid to the Association for the year ended October 31, 2019 shall not be directly refunded to owners, but shall be applied against subsequent tax year member assessments as provided by IRS Ruling 70-604.

**Motion made by Inaki de Abiega to approve the two Tax Resolutions as presented. Motion seconded and passed unanimously.**

Michael Sherven departed the meeting.

Management reviewed with ownership an Operating Budget Explanation Report and the Operating Budget FYE 10/31/2020. The total budget and assessment level proposed increased 4% to \$247,210. Management reviewed the expense line item changes from the previous year's budget. **Motion made by John Dupont to approve the Operating Budget. Motion seconded and passed unanimously.** Approved budget is attached to these minutes.

#### Old Business

Management reviewed with ownership the Capital Replacement projects completed FYE 10/31/2019. Completed projects report is attached to these minutes.

Jeff Bosboom reviewed with the owners the issue regarding late night concerts at Dobson Arena and the negative impacts to the Association that these events are causing. The Association has hired a sound engineer, Todd Howe of THD Productions to perform sound pressure testing during the recent Burton Open concert that lasted till 2:00 am. THD also monitored the event breakdown/loadout after the concert ended. Jeff will communicate these results to the Board and determine what additional steps should be taken.

Management provided an update on the recently completed Civic Area Master Plan.

Management provided an update on the fitness center renovation project in LAL I. The Board successfully negotiated a continued use agreement that allows all LAL III owners and guests to use this facility.

#### New Business

Kyle Webb from KH Webb Architects presented two conceptual renderings and accompanying cost estimates to ownership. Question and answer period followed for the next 60 minutes.

Jeff Bosboom next reviewed with ownership the 2020 Capital Projects proposed report. Jeff Bosboom then requested that there be a "Straw Poll" taken of all owners present and on the call-in line to gain their input and feedback on how the Association should move forward. Is the consensus of ownership to move forward with just the required "must do" projects contained in the Capital Project report or would ownership prefer to take on a "large project" per the scope and plans presented by KH Webb? No consensus was reached

during the meeting due to unit's # 2, # 3 and # 11 either not present or undecided. Ownership directed management to reach out to these three owners, as well as the owner of unit # 7, and get their input to determine if there is a majority in favor of either option, **Motion made by Jeff Bosboom to approve the Capital Replacement Projects Proposed and to special assess for 50% or \$331,000 of the approved project budget now. Quarterly Capital Replacement fund assessments are to remain unchanged. Also, for management to reach out to the owners that were not in attendance at the meeting to see if there is consensus on either of the alternatives presented. Board will decide on next steps once they know the results of these calls. Motion was seconded and passed unanimously.** Approved Capital Replacement Projects report is attached.

Ratify Actions of Board of Managers.

**Motion made by John Dupont to ratify all actions of the Board of Managers for the previous year. Motion seconded and passed unanimously.**

Elections

**Motion made by Jeff Bosboom to elect the same slate of Board Members to the Board of Directors FYE 10-31-2020. Motion seconded and passed unanimously.** The Board of Managers FYE 10/31/2020 will be Luis Diaz Torre, Inaki de Abiega, Mindy Nelkin, Jeff Bosboom and John DuPont.

Schedule for the 2021 Annual Meeting.

Next Annual Meeting was scheduled for Saturday, March 6, 2021 at 4:30 pm.

Adjournment.

Jeff Bosboom adjourned the meeting at 6:49 pm.

**LODGE AT LIONSHEAD III CONDOMINIUM ASSOCIATION  
PROPOSED OPERATING BUDGET  
FOR YEAR ENDING OCTOBER 31, 2020**

	2019	2019	2020
	BUDGET	ACTUAL	PROPOSED
<b>REVENUE</b>			
Assessmenets	236,109	236,109	247,210
<b>TOTAL REVENUE</b>	<b>236,109</b>	<b>236,109</b>	<b>247,210</b>
<b>EXPENSES</b>			
Trash Removal	6,200	5,178	4,500
Snow Removal	10,000	11,577	6,650
Landscape Maintenance	13,000	13,554	13,500
Professional Fees - Accounting	4,000	4,080	4,000
Professional Fees - Legal	6,000	9,236	6,000
Office Expense	750	663	700
Management Fee	45,065	45,064	47,208
Insurance	40,000	39,578	41,500
Fire Alarm - Test & Inspect	2,200	1,556	2,200
Pool Maintenance	8,000	8,165	8,000
Building Maintenance	15,000	14,619	15,000
Water and Sewer	11,200	12,551	12,500
Gas - Pool and Hot Tub	4,500	5,200	5,000
Gas - Snowmelt System	6,000	6,269	11,500
Electricity	8,900	9,305	9,000
Xfinity: cable, internet, phone	9,000	9,085	15,276
Common Area Cleaning	7,000	6,477	7,000
Maintenance Man	21,500	20,238	21,500
Elevator Expense	11,000	11,587	11,000
Management Office Expense (unit C-3)	3,200	2,489	3,200
Employee Housing Expense (unit 290)	1,100	1,032	1,100
Miscellaneous/ Contingency Expense	144		276
In-Room WI-FI	1,750	2,300	0
Meeting Expenses	600	41	600
<b>TOTAL EXPENSES</b>	<b>236,109</b>	<b>239,844</b>	<b>247,210</b>
<b>VARIANCE</b>		<b>-3,735</b>	

**LIONSHEAD III CONDOMINIUM ASSOCIATION  
CAPITAL IMPROVEMENT PROJECTS COMPLETED  
FYE 10/31/2019**

<b>BEGINNING BALANCE:</b>		<b>\$ 87,809</b>
Revenues		
Quarterly Assessments		39,840
<b>TOTAL REVENUE:</b>		<b>\$ 127,649</b>
<b>COMPLETED PROJECTS:</b>		
Mechanical Systems		34,867.71
Fire Alarm Systems		13,940.01
Stairwell Heaters		4,907.50
Exterior Trim & Painting		4,529.15
Electrical Systems		2,741.79
Common Area Painting		2,675.80
Pool & Spa Systems		2,390.14
Garage & Roof Drains		2,265.63
Structural Component		1,950.00
Comcast Conversion		1,506.88
Fitness Center		1,418.84
Landscape		928.59
Misc. Tools & Equipment		1,293.74
Project Mgmt & Supervision Fee		1,493.25
<b>Total Expenditures:</b>		<b>76,909.03</b>
<b>Ending Fund Balance</b>		<b>\$50,739.97</b>

**LIONSHEAD III CONDOMINIUM ASSOCIATION  
CAPITAL IMPROVEMENT PROJECTS PROPOSED  
FYE 10/31/2020**

<b>BEGINNING BALANCE:</b>		<b>\$50,739.97</b>
Revenues		
Quarterly Assessments		39,840
<b>TOTAL REVENUE:</b>		<b>\$90,579.97</b>
<b>PROPOSED PROJECTS:</b>		
*Architectral Planning		7,500
*Project Cost Estimating		7,500
*Plaza Snowmelt System		32,500
*Sound Enginneering Project		2,500
Exterior Painting		65,000
Roof Replacement		195,000
Stairwell & Privacy Fencing Replacement		240,000
Project Soft Costs:		
Architectural, Engineering, Permitting 10%		50,000
Project Contingency 10%		50,000
Pool & Spa Contingency		3,500
Mechanical/ Electrical System Contingency		3,500
General Contingency		5,000
<b>TOTAL PROPOSED EXPENDITURES:</b>		<b>\$ 662,000</b>
<b>Estimated Ending Fund Balance</b>		<b>-\$571,420.03</b>
<b>*Completed Project</b>		