



LODGE AT  
LIONSHEAD

**LODGE AT LIONSHEAD II CONDOMINIUM ASSOCIATION  
ANNUAL MEETING MINUTES  
September 26, 2020**

Bob Lichtenstein called the Annual meeting to order at 9:05 am on Saturday, September 26, 2020. This meeting was held virtually via Zoom. Owners present were Don Werner Unit #130 & #140, Dave Machens #220, Barbara Castellanos #240, Bob and Sandy Lichtenstein Unit #250 & #360, Crys and Mike Margolis Unit #350, Fred Hulser #380. Also present were Jeff Bailey and Joy Dunham of Peak Resort Services, Inc.

Presence of a quorum was established with 78.76% of ownership represented in person or by Proxy.

Notice of meeting was reviewed.

The minutes of the July 27, 2019 Annual Homeowners meeting were reviewed. **Motion made by Crys Margolis to approve the minutes as presented. Motion seconded and passed unanimously.**

Financial Report.

Paul Backes of McMahan and Associates did a detailed presentation of the Financial Audit Report. Paul issued the Association a clean audit opinion. Paul reviewed the auditor's letter, Balance Sheet, Statement of Revenues, Footnotes, Operating Budget to Actual and Capital Replacement Study. **A Motion was made by Mike Margolis to approve the Financial Report. Motion was seconded and passed unanimously.**

Paul presented to the meeting (2) resolutions:

1. **Capital Contributions.** RESOLVED that amounts collected by or paid to the Association for Capital Replacement purposes for the fiscal year ended April 30, 2020, 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. Such amounts shall be deposited into a separate account. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors.

2. **Excess income applied towards subsequent year's expenditures.** RESOLVED, that excess membership income over membership expense collected by or paid to the Association for the year ended April 30, 2020, shall not be directly refunded to owners, but shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

**A Motion was made by Crys Margolis to pass the 2 tax Resolutions. Motion was seconded and passed unanimously.**

### **Budget Proposal**

Management presented an Operating Budget proposal of \$248,969 for FYE 4/30/2021. This represents a 2% increase over the prior year. Management reviewed with the Owners the expense line items that have changed from the prior year. After discussion, **A Motion was made by Dave Machens to approve the operating budget as presented. Motion seconded and passed unanimously.**

### **Old Business**

Management reviewed with Owners the Capital Replacement Project expenses FYE 4/30/20 report. Expenses totaled \$231,766. A \$166,697 replacement fund balance was carried forward in the Association's Replacement Fund. **Attached.**

### **New Business**

Management reviewed with Ownership the proposed Capital Replacement Projects FYE 4/30/2021 and assessment level. After discussion a **Motion made by Crys Margolis to approve the estimated Capital Replacement Project Proposal of \$26,650 and to approve holding the Capital Replacement quarterly assessment level the same, at \$80,980. Motion seconded and passed unanimously.**

Management reviewed several additional capital projects that will be coming up in the next year. They were pool/spa replaster, brick paver repair/replacement, mechanical system engineering and exterior resurfacing.

### **Ratify Board of Director Actions**

**Motion made by Mike Margolis to ratify the actions of the Board of Directors for FYE 4/30/2020. Motion seconded and passed unanimously.**

### **Board of Director Elections**

Management reviewed the election procedures as outlined in the Association By-Laws. By-Laws require written notification be received in advance of Annual meeting from any Owner's desiring to run for the Board of Directors. Crys Margolis and Don Werner had met this requirement but no other Owner's expressed interest in being on the Board. The By-Laws allow up to five Board Members and the Association currently has four.

**Motion made by Bob Lichtenstein to nominate Crys Margolis and Don Werner for two-year terms. Motion was seconded and passed unanimously.** Board will be comprised of Bob Lichtenstein, Peggy Sciotto, Crys Margolis and Don Werner.

The Next Annual Meeting will be held on July 31, 2021, if the world is back to normal.

Bob thanked all attendees for participating in the meeting. Fred Hulser recommended that the virtual option be made available for all Annual Homeowner meetings in the future, to better facilitate this participation. Bob stated that was a great suggestion and that the Board will make sure that happens.

**Motion was made by Bob Lichtenstein to adjourn the meeting at 10:05 am.**

**LODGE AT LIONSHEAD II CONDOMINIUM ASSOCIATION  
PROPOSED OPERATING BUDGET  
FOR YEAR ENDING APRIL 30, 2021**

	<b>2020 BUDGET</b>	<b>2020 ACTUAL</b>	<b>2021 PROPOSED</b>
<b>REVENUE</b>			
Operating Assessment	243,820	243,820	248,969
<b>TOTAL REVENUE</b>	<b>243,820</b>	<b>243,820</b>	<b>248,969</b>
<b>EXPENSES</b>			
Trash Removal	4,000	4,108	4,000
Snow Removal	2,500	1,954	2,500
Landscape	11,500	11,217	11,500
Professional Fees - Accounting	5,500	5,644	5,500
Professional Fees - Legal	200	330	200
Office	750	595	750
Management Fee	37,694	37,694	37,694
Insurance	22,203	22,203	24,052
Fire Sprinkler: Alarm/ Test/ Inspect	3,000	2,302	3,000
Pool Maintenance	6,000	6,623	6,500
Building Maintenance	16,500	17,215	17,000
Water/ Sewer	19,000	19,567	19,500
Gas: Pool/ Spa/ Driveway/ Site	14,000	13,121	14,000
Electricity	18,000	19,446	18,000
Cable/ Phone/ Internet Service	27,000	27,482	28,000
Common Area Cleaning	13,000	11,393	13,000
Maintenance Man	29,500	28,778	29,500
Elevator	6,000	4,764	6,000
In-Room Internet	0		0
Unit C-3 Expense	4,500	6,363	5,300
Miscellaneous/ Contingency Expense	23		23
Unit 290 Expense	2,000	1,870	2,000
Director's Expense	900	900	900
Meeting Expense	50	301	50
<b>TOTAL EXPENSES</b>	<b>243,820</b>	<b>243,870</b>	<b>248,969</b>
<b>VARIANCE</b>		-50	

**LODGE AT LIONSHEAD II CONDOMINIUM ASSOCIATION**  
**CAPITAL REPLACEMENT PROJECTS COMPLETED**  
**YEAR ENDING APRIL 30, 2020**

<b>REVENUES</b>	
Beginning Balance	\$ 216,266
Quarterly Assessment	80,980
Special Assessment	100,000
Interest Income	1,217
<b>TOTAL REVENUES</b>	<b>\$ 398,463</b>
<b>EXPENSE CATEGORIES</b>	
Lower Level Improvement	
-Architectural	5,664
-Construction	134,298
-Fitness Equipment	12,794
Penthouse Roof	27,762
Stairwell Carpeting	14,548
Mechanical Systems	11,685
Pool/Hot Tub Systems	4,985
Elevator	3,525
Electrical Systems	2,610
Stairwell Door	2,174
Landscape	1,382
Garage Door	957
Interior Painting	850
Misc. Tools, Parts & Equipment	1,806
Project Mgmt & Supervision Fee	6,726
<b>TOTAL EXPENSES</b>	<b>\$ 231,766</b>
<b>ENDING FUND BALANCE FYE 4.30.19</b>	<b>\$ 166,697</b>

**LODGE AT LIONSHEAD II CONDOMINIUM ASSOCIATION  
CAPITAL REPLACEMENT PROJECTS PROPOSED  
YEAR ENDING APRIL 30, 2021**

<b>REVENUE</b>	
Beginning Balance	166,697
Quarterly Assessments	80,980
Interest	1,000
<b>TOTAL REVENUE</b>	<b>248,677</b>
<b>EXPENSES CATEGORIES</b>	
	<b>COST ESTIMATE</b>
Lobby Stairs Carpeting and Nosing	1,500
Lobby Furnishings	2,500
Pool/Spa Pumps and Filters	2,650
Elevator	2,500
Mechanical Systems	5,000
Fire Sprinkler Systems	2,500
Pool & Spa Systems	5,000
Contingency	5,000
<b>TOTAL ANTICIPATED EXPENSES</b>	<b>26,650</b>
<b>ANTICIPATED ENDING FUND BALANCE FYE 4.30.2021</b>	<b>222,027</b>