

**LODGE AT LIONSHEAD III CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNERS MEETING
March 6, 2021**

Call to order and determination of quorum.

President Jeff Bosboom called the meeting to order at 3:06 p.m. The meeting took place virtually via Zoom.

Owners attending were:

Manuel Gutierrez Salorio (unit #1)
Pablo de Abiega (Unit #2)
Colby and Gabe Johnson (Unit #3)
Eustaquio Cortina (Unit #4)
Luis Diaz Torre (Unit #5)
Mindy Nelkin (Unit #6)
Marion and John Dupont (Unit #8)
Inaki de Abiega (Unit #9 & 12)
Jeff Bosboom (Unit #10)
Felipe Esteve (Unit #11)

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

Also present, Jeff Bailey and Joy Dunham, of East West Hospitality and Michael Sherven of McMahan and Associates, Association accountants. Tye Stockton of LIV Sotheby's Real Estate joined the meeting in progress.

A quorum was established with 100% of membership represented in person or by proxy.

The Notice of Annual Meeting was reviewed and accepted.

The Minutes of the March 7, 2020 Annual Meeting of Ownership were reviewed.

Motion was made by John DuPont 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, 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.

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, 2020 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 John Dupont 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 10/31/2021. The total budget and assessment level proposed increase of 1% to \$248,550. Management reviewed the expense line item changes from the previous year's budget. **Motion made by Inaki De Abiega to approve the Operating Budget. Motion seconded and passed unanimously.** Approved budget is attached to these minutes.

Management included in the meeting packet, a letter from the Denver Agency, outlining the insurance provided via the Association's master policy and the coverage needed for each owner to obtain in their individual homeowners insurance policies.

New Business

Tye Stockton of LIV Sotheby's Real Estate provided Ownership with a comprehensive real estate market update and a follow up Q&A.

Mindy Nelkin had requested that a re-institution of the Associations First Right of Refusal be discussed and considered. After discussion, it was decided that it was not to be formalized via a Declaration amendment. Direction was given to include in these minutes the following statement: **Though not a formal requirement, it is the Associations intent, that for good of the community, that selling Owners will communicate to all other Owners, their intention to sell their condominium.**

Ownership reviewed and discussed the Association's Remodel Agreement. The unanimous consensus reached was that this agreement will be strictly enforced by management for all renovations undertaken in the building from now on. This agreement will be required to be signed by all Owners and their General Contractors prior to construction commencement. A security deposit will be required and fines levied by the Board for rule infractions per this agreement.

Jeff Bosboom and Inaki de Abiega presented (2) Options for Capital Replacement/Improvement projects for the Owners to decide on. These (2) Options recommended a wide variation in Special Assessments of approx. \$41,666 - \$416,667. After a lengthy discussion, a "straw poll" was taken on each Owner's preference of which Option to move forward with. The result was split with 6 Owners for Option #1 (units 4, 5, 6, 8, 10 & 11) and 6 Owners for Option #2 (units 1, 2, 3, 7, 9 & 12).

Since there was no consensus reached on the (2) Options presented, Ownership decided to approve the necessary projects totaling \$629,564. The quarterly capital replacement fund assessment level will remain unchanged and any decision on a special assessment will be postponed until a future meeting. Management is to send out a request for feedback from Owners on their priorities and what improvements they would like to have included in the comprehensive capital replacement/improvement project planning. A follow-up meeting with Ownership, to review these planning ideas, is to be scheduled on April 6, 2021 at 5:00 pm MST. **Motion made by Luis Diaz Torre to approve this plan of action. Motion seconded and passed unanimously.** This approved project report is attached to these minutes

Ratify Actions of Board of Managers.

Motion made by Pablo de Abiega 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 10-31-2021. Motion seconded and passed unanimously. The Board of Managers FYE 10/31/2021 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 5, 2022 at 4:00 pm.

Adjournment.

Jeff Bosboom adjourned the meeting at 6:39 pm.

**LODGE AT LIONSHEAD III CONDOMINIUM ASSOCIATION
OPERATING BUDGET
FOR YEAR ENDING OCTOBER 31, 2021**

	2020	2020	2021
	BUDGET	ACTUAL	PROPOSED
REVENUE			
Assessmenets	247,210	247,210	248,550
TOTAL REVENUE	247,210	247,210	248,550
EXPENSES			
Trash Removal	4,500	3,015	3,500
Snow Removal	6,650	6,008	6,650
Landscape Maintenance	13,500	16,736	14,000
Professional Fees - Accounting	4,000	4,235	4,000
Professional Fees - Legal	6,000	3,307	2,500
Office Expense	700	713	750
Management Fee	47,208	47,210	47,208
Insurance	41,500	39,181	41,500
Fire Alarm - Test & Inspect	2,200	2,751	2,200
Pool Maintenance	8,000	11,719	11,000
Building Maintenance	15,000	16,809	16,000
Water and Sewer	12,500	12,938	13,500
Gas - Pool and Hot Tub	5,000	4,100	5,000
Gas - Snowmelt System	11,500	6,512	8,500
Electricity	9,000	10,331	10,000
Xfinity: cable, internet, phone	15,276	11,607	15,276
Common Area Cleaning	7,000	8,877	9,000
Maintenance Man	21,500	20,194	21,500
Elevator Expense	11,000	12,082	11,500
Management Office Expense (unit C-3)	3,200	4,103	3,500
Employee Housing Expense (unit 290)	1,100	1,541	1,200
Miscellaneous/ Contingency Expense	276	0	216
In-Room WI-FI	0	0	0
Meeting Expenses	600	842	50
TOTAL EXPENSES	247,210	244,811	248,550
VARIANCE		2,399	

**LIONSHEAD III CONDOMINIUM ASSOCIATION
CAPITAL IMPROVEMENT PROJECTS APPROVED
FYE 10/31/2021**

BEGINNING BALANCE:		\$670,100.00
Revenues		
Quarterly Assessments		39,840
TOTAL REVENUE:		\$709,940.00
PROPOSED PROJECTS:		
MAJOR IMPROVEMENT PROJECT PLANNING		
Architctral/ Expense to Date		30,380
Engineering/ Expense to Date		15,256
Survey/ Completed		6,000
Roof Replacement		196,500
Main Roof Chimney Cap Replacement		12,500
Elevator Modernization		300,000
Pool & Spa		5,000
Mechanical System		5,000
Electrical System		2,500
Misc. Tools & Equipment		1,500
Architectural, Consulting, Permits 10%		27,464
Construction Project Contingency 10%		27,464
TOTAL PROPOSED EXPENDITURES:		\$ 629,564
Estimated Ending Fund Balance		\$80,376.00