

MINUTES OF THE ORGANIZATIONAL MEETING
OF THE BOARD OF DIRECTORS
SUMMIT COVE RECREATION ASSOCIATION
September 3, 2009

Call to Order. The first meeting of the reconstituted board of directors of the Summit Cove Recreation Association came to order at 6:00 PM on Thursday, September 3, 2009. Attending the meeting were continuing director Patti Brown, re-elected director John Karras, and newly-elected directors Dennis Bosio and Tim Tiefenbach. Continuing director Dave Lawson arrived at 6:15 PM. Also attending was Association member J. Albert Bauer.

Election of Temporary Chairman. The directors unanimously named Mr. Bosio as the acting chair of the meeting until the election of officers.

Election of Officers. After a discussion among the directors, the following individuals were unanimously elected as officers:

President:	Dennis Bosio
Vice President:	John Karras
Secretary:	Dave Lawson
Treasurer:	Patti Brown

Mr. Tiefenbach was named the webmaster for any internet presence for the Association.

Ms. Brown raised the issue of how Class B members could be converted to Class A membership. Mr. Bosio said this topic could be placed on the agenda at a future meeting.

The directors discussed Mr. Bauer's role, and it was agreed that he would be acting only as an interested member and not as the attorney for the board unless the board and Mr. Bauer agreed otherwise in the future.

Mission of SCRA: Mr. Bosio asked each director to indicate his or her feelings about the manner in which the board should respond to the mandate given at the membership meeting on August 29, where the membership voted 81-10 to close the recreation center and demolish the building.

- Ms. Brown: Set a timeline for proceeding with closure and demolition; determine to what degree the Association needs management; decide how to handle short-term rental units in a fair way.
- Mr. Karras: Need to resolve the management arrangement with Mt. Royal; the mandate is to close soon; maybe repair the hot tub and keep it operating until the center is closed.
- Mr. Lawson: Doesn't feel that the short-term renters spoke up and participated in the process, so doesn't feel like the majority of the members should subsidize them; discover the issues and the costs; consider hiring a general contractor to oversee the demolition process; close as immediately as possible; do no more work on the hot tub.

- Mr. Tiefenbach: Close as soon as possible; no special consideration to owners of short-term rental units.
- Mr. Bosio: Close as soon as practical.

Issues: The directors made a list of issues that must be resolved before a closure date is picked.

1. Utilities
 - a. Water and Sewer Taps–Mr. Karras will contact the East Dillon Water District and the Snake River Sewer Fund to determine the status of the water and sewer taps owned by the Association and how best to preserve them for future development on the Association property
 - b. Other Utilities–No decision yet
2. Short-Term Rental Owners–no special action decided yet
3. Permits from County–Mr. Karras will contact the county and determine what county consents are needed for closure and demolition.
4. Public Relations
 - a. Mr. Karras will visit with county commissioner Thomas Davidson and advise him of the closure decision of the membership and to inquire about what other public officials should be contacted before a closure date is selected.
 - b. Mr. Bauer will visit with Summit County Housing Authority director Jennifer Kermode.
 - c. Mr. Lawson will visit with the director of the Director of Community Development, Jim Curnutte.
 - d. Newspapers–Mr. Karras will draft a simple press release for board for review, limited to the decision of the membership.
5. Demolition
 - a. Asbestos Inspection and Testing–The board reviewed the bids of Colorado Environmental Assessments and Foothills Environmental for promptly testing the rec center for the presence of asbestos. Mr. Karras made a motion, seconded by Mr. Lawson, to accept the bid of Colorado Environmental and to authorize Mr. Bauer to notify them. The motion passed unanimously.
 - b. Fire Department–The directors all favored offering the building to the fire department for a fire training site, which would be done at no cost to the Association. Mr. Bauer will call Assistant Chief Berino about the possibility of doing the burn before the end of 2009.
 - c. Debris Removal–Mr. Bauer received a rough estimate of \$44,400 from Snake River Excavating for removal of the fire debris, tennis court, and parking lot pavement. He will ask the company for more details on what additional cost might occur if the burn occurs during the winter weather months.
 - d. Scope of Demolition–Whether to remove the tennis court and the parking surface will depend partly on insurance issues to be determined by Mr. Lawson.
 - e. Demolition Supervision–The directors did not make a decision of whether they would hire a superintendant to oversee the demolition.
6. Hot Tub Repair–The directors agreed to cease repair operations and use their best efforts to return the equipment already purchased; the hot tub will not be re-opened.

7. Management Agreement–Mr. Bosio will be the point person for communications with Mount Royal and will visit with them immediately about the general plan and discuss options for renegotiating the existing management agreement to conform to the changed mission of the Association. He will advise Mount Royal that Mr. Lawson will be contacting them about the Association’s insurance coverage and will also ask Mount Royal for additional financial information, including:
 - a. Cash on hand for financing the demolition process
 - b. Receipts expected for the fourth quarter billing
 - c. Current accounts payable
 - d. Anticipated operating expenses after closure and demo
 - e. Copies of most current account statements from Alpine Bank, Charles Schwab (2 accounts), and Edward Jones
8. Insurance Policies–Mr. Lawson will review a copy of the current casualty and liability policy and the directors and officers coverage and will then contact the carrier to determine their requirements for coverage in light of closure and demolition.
9. Disposition of the Association’s Personal Property–to be determined at a future meeting.
10. Notification of Members
 - a. Mr. Tiefenbach will visit Mount Royal’s office and review all the proxy statements and other information gathered from the outreach effort prior to the annual meeting; he will then compile an updated membership e-mail list so that future communications can be done electronically wherever possible.
 - b. The directors agreed to accept Mr. Bauer’s offer to make his law firm’s website at www.BreckenridgeLawyer.com available to the Association so that it can place any suitable information there for members to view.
 - c. Mr. Karras will prepare a simple letter to members advising them of the decision made at the membership meeting on August 29 and the effort now being made by the board of directors to determine the timetable for closure and demolition of the recreation center. Those members without e-mail addresses will have their letters mailed by Paddy.
11. October 1 Dues–The fourth quarter dues statements have already been mailed, and the directors agreed that the dues will be collected.

Gusick Dues. Carolee Gusick bought Lake Haus B-15 on August 16, 2004, and hasn’t ever been billed for Association dues. The directors unanimously agreed to work out a payment plan with Ms. Gusick over the next five years, without interest.

Next Meeting. September 15, 6 PM, at the clubhouse.

Adjournment. There being no further business, Mr. Bosio adjourned the meeting at 8:25 pm.

Respectfully submitted,

s/

Dave Lawson, Secretary

Approved: September 15, 2009