

**SUMMIT COVE REC ASSOCIATION**  
**Board of Directors Meeting**  
**July 28<sup>th</sup>, 2008**

Minutes of the meeting of the Executive Board of Directors of the Summit Cove Recreation Association, held Monday, July 28th at 5:30 pm. at Summit Cove Rec Center.

**Attendance and Roll Call:** Melissa Moore  
Rex Raimond  
Paddy Brown  
Jeff Thomas  
Dave Lawson  
Rick Pyle, Bob Towne and Rozlyn Wilder—Management Company  
Jody Russell Lake Haus  
Tom Harmon Keller Williams

**Call to Order/Quorum:**

As 3 of the 4 board members were present, a quorum was achieved. Rick chaired the meeting and Rozlyn Wilder recorded the minutes. The meeting was called to order at 5:40 pm.

**Approval of Previous Meeting Minutes:**

Paddy made a motion to approve the minutes of the June 14<sup>th</sup>, 2008 Board of Directors meeting; Rex seconded the motion. As all were in favor and none opposed it was unanimously resolved that:

**The Board of Directors meeting minutes of June 14th, 2008 were approved.**

**Financial Update:**

Rick gave the financial report. There was \$8,500 in the operating. The Reserve transfer was made. The net income for the year was \$9,115. Late fees were less than expected. Operating expenses were at 90% of what was budgeted. Snow shoveling was over budget and postage was higher than expected due to the survey cost.

Dave Lawson and Jeff Thomas joined the meeting at 5:50pm.

**Managers report:**

It is necessary to replace the pump for the hot tub. It will cost approximately \$1,000. The men's room urinal was running. A plumber serviced it.

**Old business:**

*Owners Survey/Website:* A post card follow up is a good idea. 51% of the SCRC Owners have responded. The respondents were as follows: 32 Lake Haus, 10 from Lakeside II and 3 from Lakeside I. Melissa had pointed out an issue with the paper survey. Melissa will remove the forced ranking and MRP will re-enter the data for the surveys that are erroneous. The question regarding mixed development was in first place. Upgrading the facility was runner up. Open space is 3<sup>rd</sup> place. Renovating and expanding is in 4<sup>th</sup> place. When the data is re-entered and postcard reminders are mailed a second time we may get an even better picture. Melissa elaborated on the option of open space. Open space can contribute 15% to property value. If the quarterly dues are considered in combination with the argument of open space it may sway the decision. Jeff Thomas would be delighted with a well-planned development, but also concerned about the potential problems when the property is turned over to the developer. Melissa explained question number four. Question number ten indicated a fairly balanced ratio of local owners and second owners. 83% of the

respondents would like to hear more about the plans. The survey was a success in that the board knows that the membership is very interested in the future of the Rec Center. Although it did not give a decisive answer, it has given a bit more information. Dave Lawson asked if the property was considered for re-zoning. Rex has had some informal conversations with county development leaders. It was understood that, it would be eligible for re-zoning if it were platted as 60% deed restricted. The housing authority has expressed interest in seeing a proposal that includes deed restricted housing. Dave Lawson asked what it would take to move forward with rezoning. The conversation was interrupted as Jody Russell from Lake Haus and Tom Harmon from Keller Williams joined the meeting at 6:11pm.

**Other Old Business:**

*Keller Williams Presentation:*

Rick made introductions. Jody and Tom gave a presentation. Tom briefly displayed a current project in Dillon. He explained that it had taken two years to get the property rezoned. He displayed a potential plan that he thought might be acceptable to the county. The diagram depicted high density in the front with single-family homes and duplexes in the back. The high-density units would consist of 16 per building. The project would be limited to two story buildings. Manufactured homes would be considered. John Harmon highly recommended maintaining control of the design of the project. He also suggested using the design to obtain amenities for the two established communities. He also suggested reserving first right to purchase to be held for current owners. John Harmon highlights steps in the process: 1) HOA make a decision, 2) obtain approval from 133 owners 3) approach the county to approve the plan 4) review the plan with the Summit County Planning Commission (25%-50% is likely as far as affordable housing) 5) Once the basic plan is established and the density is set then shop for a developer 6) Submit a formalized master plan with the county planner 7) establish the land price. Jody explained the affordable housing and price per square foot. The affordable houses are at or above the regular sale prices. Therefore affordable housing will not adversely affect the standard house price of the current owners. Tom Harmon offered to be a consultant for the HOA for about 40 hours per month. He estimated one and a half to two years. He expects consulting fees to be \$100,000. Tom Harmon suggested seeking county subsidizing. Dave Lawson expressed some concern about the consulting fees being too low and optimism about the success of the project too high. Rex suggested that we need more information. Rex also stated that much of what was presented was not in concert with what was first communicated to him by the county in preliminary conversations. Rick asked if we want to seek a committee find more direction regarding the future of the Rec Center. Rick suggested we directly invite industry professionals whom are members to participate. Dave asked about doing a phone campaign. Rex suggested funding a position due to the numerous committees that have had difficulty meeting. The board's position was that the survey is overwhelmingly unclear so the Board is not prepared to move forward. Paddy stated that the survey's purpose was to guide the board and it is not conclusive.

*Budget Approval:* Rick presented the proposed 2008 budget and reserve schedule. Paddy made a motion to approve the budget and reserve schedule; Melissa seconded. As all were in favor and none opposed it was unanimously resolved that:

**The 2008 budget and reserve schedule were approved.**

**New Business:**

*AGM Agenda Items:* Rex will be out of town so Rick will chair the meeting. Melissa will present the summary of the survey. Member education will consist of the benefits of HO6 policies, and other insurance information. The agenda will also include RV Parking for 72 hours.

*Other New Business:* None


**Next Board Meeting:** To be determined

**AGM Meeting:** August 9<sup>th</sup> at 11am at Summit Cove Rec Center.

**Adjournment:**

Rex made a motion to adjourn all approve none opposed. As no further business was discussed, the meeting adjourned at approximately 7:29 pm.

I hereby attest that these minutes are a true and accurate account of the meeting thus held on June 14, 2008

Signed: 

Dated: 9/9/08

Officer Position: secretary