

**SUMMIT COVE RECREATION ASSOCIATION
MINUTES OF THE MEETING OF THE EXECUTIVE BOARD OF DIRECTORS
Tuesday, September 9, 2008 5:00 pm**

Minutes of the Meeting of the Executive Board of Directors of the Summit Cove Recreation Center Owners' Association held on September 9, 2008 at the Summit Cove Recreation Center Clubhouse.

Call to order:

The meeting was called to order at approximately 5:28 pm.

Attendance:

Homeowners: Melissa Moore
 John Karras
 Paddy Brown
 Dave Lawson
 Rex Raimond

Management: Rick Pyle, Bob Towne, Roz Wilder recorded the minutes.

Rick gave the financial report. The net income was higher than expected. Expenses were under budget. There have been a couple expenses that went to the reserves such as: seal coat of the parking area and the pump replacement. Over all the expenses have been down. The utilities increase that was announced earlier this year has been amended so we might not see the increases that were publicized. There were allocated reserves that will be transferred to the reserve account.

John Karras made a motion to move forward with collections of late past due assessments for units LAII Cove #7, LAII Landings #5, and LAI #3. Paddy seconded the motion. As all were in favor and none opposed we will move forward with delinquency letters and all other applicable methods to get these accounts up to date.

The July 2008 year to date Financial Report was approved.

Manager's Report:

Bob explained the hot tub repair and the expenses associated with the repair. Independent Builders made a bid for snow removal at \$200 per month; Aichholz came in at \$300 per month with a front-end loader. Bob explained that with the parking area configuration it would be easy to plow with a truck. As all were pleased with the plowing the contract Rex signed it. The Board discussed the current condition of the rec center and they were very pleased with the current resident manager and his dog is a non-issue. Melissa stated she would prefer a manager who is excellent with a pet rather than a manager without a pet who is less proficient.

John motioned to approve the manager's dog and Rex seconded the motion. As all were in favor and none were opposed it was unanimously resolved that:

The current manager's dog is acceptable.

Old Business: Wireless Internet could easily be added. John suggested to initiate the service and to ask users to sign in to see how many people use the service. Rex made a motion to add

unsecured wireless access and Dave seconded that motion. As all were in favor and none opposed it was unanimously resolved that:

Wireless Internet service will be offered in the rec center half of the Qwest bill to be paid by MRP and the remaining half to be paid by SCRC HOA. (Approximately \$25).

Consultant Scope: John suggested writing a letter that will describe what the Board's powers are in reference to the SCRC. John Karras cited an article in the paper that said it would be all but impossible to develop the land due to zoning; the Summit County Planner made the comment. Rex reiterated that all people wanted to understand what the possibilities are and what the likely risks might be. Rex supported John saying that we are very limited in what they have the power to do. Melissa indicated that the options needed to be clearly outlined including costs and risk associated with each option. The members chose to keep all five options on the table. The preliminary timeline is six months to get the research done and a report to the members, including another survey. Melissa Moore offered John Kelly as a good candidate. She explained that he has worked on the PUD for Copper MTN. She continued to highlight that he would meet other criteria such as: he is not from here and is an independent non-interested party. Dave suggested Pete Campbell also.

The Board listed these criteria for a likely candidate:

- The candidate must have no relation to real estate sales or any board member, nor any vested interested in the project.
- The Board would like to pre-identify likely applicants, solicitors will not be considered.

The Consultant will:

- Estimate cost of rezoning and approval process.
- Determine the value of the land and who would purchase the land.
- Propose a time line and constraints
- Report the impact on the surrounding properties and the potential proceeds of each option.
- Explain the steps that are required to realize the options.
- What are the legal requirements regarding decisions made about the center? How can the mortgage lenders influence the decision? What are the uncertainties? Is there a precedence that has been set that will determine what needs to be done?

ACTION ITEMS:

- Melissa offered to establish the scope of the RFP
- The Board will obtain a private inspection of the building.
- What is the responsibility of the SCRC if the inspection comes back negative? Dave suggested most of the violations that may be found would most likely be grandfathered in.
- Dave Lawson will contact the County for the SCRC BOD to make them aware of who has been chosen as the consultant and request that they be the only party who receives information. The official position of the Board is that there has been no action on their part regarding development. All the inquiries that have been made were independent of the BOD. No position has been determined and the Board prefers to represent all parties equally.
- It will take approximately two months to get the consultant in and get the cost analysis ready for distribution. It should take roughly six weeks to get initial report back from the consultant.
- It was decided to get the RFP done first then discuss with Mark Richmond.
- Rex will contact Mike Fosser to get another referral
- Melissa asked John Kelly if he is interested.
- Bob will ask if Pete Campbell would participate as a candidate for mixed development option.

BOD positions: President: Rex Raimond
 Vice President: Melissa Moore
 Treasurer: Paddy Brown
 Secretary: Dave Lawson
 Member at Large: John Karras

Time of operations: The BOD discussed the time frame that the rec center would operate. The opening time was amended to 6am so that more owners may use the center prior to work.

Adjournment: As there was no further business, it was unanimously resolved to adjourn the meeting at approximately 7:29 pm

I hereby attest that these minutes are a true and accurate account of the meeting thus held on September 9th, 2008.

Signed: *Dave Lawson* as *10/10/08* (Title) *secretary*
Dated: _____