

PEAK EIGHT VILLAGE CONDOMINIUMS
BOARD MEETING
October 7, 2015
Mimi's Cafe
Lakewood, CO

Call to Order: Pat Spears called the meeting to order at 6:37 p.m.

Roll Call: John Botterell, Katie Cameron, Bud Gerathy, Abe and Donna Jack, John Mavis, Charlie Pittenger, Miles Silver, Pat and Rick Spears, John and Donna Watters, Don Van Winkle, Ryan Van Winkle, Marlene Wiles by proxy.

President's Report:

- 1) Pat noted that the Board Meeting on August 29, 2016, at Peak Eight Village was very helpful to Board Members and Owners to evaluate the condition of the buildings and property and to identify potential future projects. The major area of concern was the leaky roof on building D. The roof has been patched and re-patched over the years but continues to leak. We have solicited bids for replacement of the roof and have chosen Brian Pierce Roofing to do the project. They are eager to start the work so that they can complete the job before the snow.
- 2) Pat was pleased to report at the August meeting that the Peak Eight Village website is up and running. The website includes Declarations, Covenants and Bylaws, Rules and Regulations, SB 100 Policies, Board Minutes, current budget and current financials. Go to peakeightvillage.com. Login is **p8vbreck**.

Manager's Report:

- 1) Charlie reported that we had the roofs inspected, repaired and sealed.
- 2) The trees were sprayed to prevent pine beetle infestation.
- 3) Charlie mentioned that the water tanks in Building D were beginning to rust. Since the price to replace all three tanks at the same time was lower than replacing them one by one, the Board voted to replace all three tanks at this time.
- 4) Charlie was pleased to report that the extensive electrical work in Building B had been completed.

Old Business:

- 1) Signage: Since sledding on Peak Eight Village roads creates a potential liability for the Association, the owners at the meeting agreed that we should purchase a few signs indicating that our roads are private property and that sledding is prohibited.
- 2) Walkways: The owners agreed again that small asphalt pathways without sides (similar to those on golf courses) might be a good replacement for the damaged and rotted railroad ties.
- 3) Wiring: Katie expressed interest in continuing discussion concerning replacement of the aluminum wiring in our units. The Board needs to evaluate the necessity of taking on this project.
- 4) Window Frames: It was noted that a number of the window frames are rotted and the windows are inoperable. Since window replacement is the responsibility of the individual owner, the Board needs to establish a standard for replacement

windows. John and Katie volunteered to research window replacement options and present their findings to the Board.

5) Repaving: The roads, particularly the upper road, need repair or repaving. The quote Charlie received from A-Peak was very expensive. No action was taken on this project.

Financial Report: Miles reported that our finances are in better condition this year than last year. We have a positive cash flow, healthy reserves and low accounts receivable. The dues increase started this month which should help to offset rising costs, to allow preventative maintenance, and to be able to satisfy the FHA requirement of contributing 10% of revenues to reserves.

Election of Board Members:

Six board members were elected for the 2015-2016 term:

Katie Cameron
Rana Gill
Abe Jack
John Mavis
Pat Spears
Marlene Wiles

Adjourn: The meeting was adjourned at 8:00 p.m.

The Board elected officers as follows:

Pat Spears, President
Abe Jack, Treasurer
Marlene Wiles, Secretary
Katie Cameron, At Large
Rana Gill, At Large
John Mavis, At Large