

**ENCLAVE AT KEYSTONE ASSOCIATION
ANNUAL MEETING
JANUARY 26, 2019**

I. CALL THE MEETING TO ORDER

The Enclave at Keystone Association Annual Meeting was called to order at 9:00 a.m. in the Enclave at Keystone Clubhouse.

II. ROLL CALL, PROXIES & INTRODUCTIONS

Board Members Present Were:

Bob Chisholm, Treasurer, Unit 4

Meredith Van Dyne, Unit 16*

Richard Nadolink, #11

Sharon O'Connell, Unit 42

Homeowners Present (*via teleconference) Were:

Dave & Lisa Allman, Unit 29

David & Christy Beemer, Unit 6

Susan Davis, Unit 41

Bill & Marianna Goslau, Unit 36

Geoffrey Kaeser, Unit 10

Bill O'Connell, Unit 42

Jill Bergeson, Unit 5

Cindy Beeks, Unit 17

Susie & Jon Carahalios, Unit 15

Gary & Deb Gerhard, Unit 21

Patty & Dale Howell, Unit 34*

Janet Nadolink, Unit 11

Ronald Paquet, Unit 27

With units represented in person and six proxies received a quorum was confirmed.

Fire Chief Jeff Berino was a guest at the meeting.

Representing Basic Property Management was Gary Nicholds. Mike Nachtigal, on-site Manager, was present at the meeting. Erika Krainz of Summit Management Resources was recording secretary.

III. APPROVE PREVIOUS MEETING MINUTES

Susan Davis noted a correction to her unit number.

Motion: A motion was made to approve the minutes of the January 27, 2018 Homeowner Meeting as amended. The motion was seconded and the motion carried.

IV. REPORT FROM JEFF BERINO, FIRE CHIEF

Jeff Berino from Fire Department provided a summary of the fire in Unit 1. On November 23rd at about 5:45 a.m. a passer-by on Highway 6 called in a structure fire. The first priority was to do a primary search to ensure nobody was in the unit. They fought the fire from inside but the fire penetrated the concealed roof space and started running toward the middle unit. Engines from Frisco and Breckenridge were called into assist. The fire was stopped by cutting in to the roof and putting in some aerial devices.

The report will not be ready until the end of April at the earliest. The fire appears to have been caused by an electrical issue in a wall near the upstairs bathroom. A joint lab exam was created

to identify the cause and origin of the fire and the attorneys will be dealing with the Association and the other insurance companies. All information has been released to all involved parties. The damage to Unit 2 included water, smoke and holes in the bedroom wall. Unit 1 was being remodeled at the time. Gary Nicholds noted that all contractors should be licensed, bonded and insured, obtain building permits as required and name the Association as additional insured. The unit had a monitored security system but Allied never received an alert and there were no smoke detectors sounding in the unit when the Fire Department arrived.

The damaged units will have to be rebuilt to code with a sprinkler system and two-hour rated fire walls. All rental units must have smoke and carbon monoxide detectors but do not have to be monitored. There are no detector requirements for non-rental units.

The Declarations page of the Association policy is posted on the website. An owner requested posting of the entire policy. The deductible for the fire claim will be \$10,000 and it will probably be charged to the owner of Unit 1.

Action Item: Gary Nicholds will post the insurance policy.

V. FINANCIAL REPORT

Bob Chisholm reported that as of December 31, 2018, the Reserve Fund Balance was \$568,580 and the Working Capital Reserve balance was \$48,510.

The roofs were installed in 1997 and the estimated cost for replacement is \$670,000. The Board is considering scheduling the next roof replacement in phases. New windows were installed in the Clubhouse and three new LED lights were installed for each unit. The post lights in the driveway are being removed as they fail since the new LED lights provide adequate illumination for the driveway. The bid for replacement of the stairs on the side of Clubhouse is \$26,000.

A. Ratify 2019 Budget

The 2019 Budget as drafted included no increase to dues.

Motion: Bob Chisholm motioned to accept the financial report. Richard Nadolink seconded and the motion carried.

Motion: Sharon O'Connell motioned to accept the 2019 Budget as presented. Richard Nadolink seconded and the motion carried.

VI. PROPERTY MANAGEMENT REPORT

Mike Nachtigal reported the following:

1. Knox Box - There is a Knox box at the Clubhouse but there should be one on each building with a master key for all units by building. The cost for rekeying locks that are not Schlage-compatible will be \$20/lock.
2. Fire Alarm System – The original alarm system was communicated through the land line but it was changed to wireless with transmitters in each unit that communicate to

the office with the dial out line. There was no alarm signal during the fire in Unit 1. The line is checked annually and it was functioning properly last year.

3. Cold Temp Alarm System – This system was moved to a different bandwidth a few years ago and has been working fine.
4. Tennis Courts – The tennis courts were repainted in 2010 at a cost of \$4,800. The same contractor repaired some cracks in the spring but they did not match the color. They never charged the Association for the work and have not been heard from since. The net posts cannot be removed without being replaced. There was an owner request to paint lines for pickle ball.

An owner suggested creation of a new owner letter that includes information about the alarm system and instructions for use. Gary Nicholds said a welcome letter is sent but there is variation among the various units and generic instructions would not always be accurate.

There was general discussion about a \$70,000 option to upgrade the monitored security system. Richard Nadolink said it is not known how much it would improve the relay system. He recommended a non-monitored system with new lithium batteries. The three choices are to remain with the existing system, for individual owners to wire their units for external monitoring or to spent \$70,000 – \$100,000 to install a monitored system for all units Richard Nachtigal commented that Allied was in favor of owners monitoring individually.

Action Item: Mike Nachtigal will talk to Allied and other major providers about the available options.

Action Item: Mike Nachtigal will ask Ed for a cost estimate to add fire-rated partitions in the attics, with separate pricing for each individual building and for the entire property.

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

A. *Fitness Equipment*

An owner asked if there was consideration of replacing some of the old fitness equipment. Mike Nachtigal said he had done some research and determined the cost would be \$10,000 – \$12,000 for a piece of equipment with multiple stations and a pull up bar.

Motion: Richard Nadolink motioned to proceed with purchase of the new exercise equipment recommended by Mike Nachtigal at a cost of approximately \$10,000. Bob Chisholm seconded and the motion carried.

B. *Ping Pong Table*

An owner requested additional lighting over the ping pong table.

C. *Plowing*

There was general discussion about the plowing contract. The current contract is pay per plow rather than a set monthly fee. Gary Nicholds noted that another type of contract includes a set fee for the season with a maximum number of total plows and extra fees for additional service.

IX. SET NEXT MEETING DATE

The next Annual Meeting will be held Saturday, January 25, 2020 at 9:00 a.m. The next Board Meeting will be held May 18, 2019.

X. BOARD OF DIRECTORS ELECTION

The terms of Richard Nadolink and Sharon O'Connell expired and both were standing for re-election. Lauren Rainin submitted a self-nomination. Secret ballots were distributed and tallied. Richard Nadolink and Sharon O'Connell were re-elected.

XI. ADJOURNMENT

The meeting was adjourned at 10:57 a.m.

Approved By: _____
Board Member Signature

Date: _____

**ENCLAVE AT KEYSTONE ASSOCIATION
BOARD OF DIRECTORS MEETING
May 18, 2019**

I. CALL THE MEETING TO ORDER

The Enclave at Keystone Association Board of Directors Meeting was called to order at 9:02 a.m. in the Enclave at Keystone Clubhouse.

II. ROLL CALL

Board Members Participating (*via teleconference) Were:

Ron Morey, President, #36*	Bob Chisholm, Treasurer, Unit 4*
Richard Nadolink, #11	Meredith Van Dyne, Unit 16
Sharon O'Connell, Unit 42	

Homeowners Present (*via teleconference) Were:

Bill & Marianna Goslau, Unit 36	Patti Howell, Unit 34
Geoffrey Kaeser, Unit 10	Janet Nadolink, Unit 11
Bill O'Connell, Unit 42	Tom Baugh, Unit 24
Mimi Claire, Unit 38*	

Representing Basic Property Management was Gary Nicholds. Mike Nachtigal, on-site Manager, was present at the meeting. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

III. APPROVE PREVIOUS MEETING MINUTES

Meredith Van Dyne requested the following revisions:

1. Section VI., Paragraph 3 – Change Richard Nadolink to Mike Nachtigal.
2. Section VI., last Action Item – change name to Ed Starocco of Excellent Construction.

Motion: A motion was made to approve the minutes of the January 26, 2019 Homeowner Meeting as amended. The motion was seconded and the motion carried.

IV. FINANCIAL REPORT

Bob Chisholm reported that \$488,000 was received from the insurance company for the Unit #1 reconstruction. Mike Nachtigal has been working solo, resulting in savings of about \$5,000 in labor. The Snow Removal and Utilities line items were over budget. Clubhouse window replacement was a fairly large expense. The stairs by the tennis court need to be repaired. The cost estimate is \$25,000.

Motion: A motion was made to accept the financial report. The motion was seconded and carried.

V. PROPERTY MANAGEMENT REPORT

Mike Nachtigal reported the following:

1. Pool – The pool is closed for maintenance and cleaning.
2. Clubhouse – The carpet was cleaned yesterday.

3. Fitness Equipment – The multi-gym will be delivered in mid-June. The old equipment will be brought to the dump.
4. Roof – There have been some leaks. The source appears to be the flashing that was installed by the roofers a few years ago.
Action Item: Mike Nachtigal will check on the warranty.
5. Unauthorized Access – There have been three instances of unauthorized use of the Clubhouse.
Action Item: Mike Nachtigal will change the Clubhouse access code and send notification to the owners.

Gary Nicholds recognized Mike Nachtigal for staying within \$2,000 of budget for snow removal. Mike noted that there is probably another invoice pending.

Gary Nicholds said Todd Heglin anticipates finishing the fire report by mid-June but it will then be reviewed by the attorneys before being released. Mike Nachtigal said the demolition has started. The owner has hired an attorney because he believes the unit should be torn down. The owner's engineer will be meeting on site with the Association's engineer.

Tom Baugh asked if the Association had any additional financial liability. Gary Nicholds said the Association might have to pay the deductible, but it will be reimbursed.

VI. OLD BUSINESS

A. Allied Security

Gary Nicholds said that during the Annual Meeting, the owners requested information about options for a fire alarm system. A work session was held. Mike Nachtigal obtained several quotes but Allied Security was the only vendor that expressed much interest. In 2016, the Association was sued by an owner. The lawsuit was settled through mediation. There were inconsistencies in the Declarations. The Declarations were rewritten by the attorney and approved by an affirmative vote of almost 70% of the membership. He noted that Articles 8.2 and 8.3 indicate that each owner is responsible for maintenance, repair and replacement all appliances, fixtures, equipment, machinery, electronics, utilities and service lines installed or located within each owner's airspace. Any of these items that cannot be made operable through normal maintenance or repair is the responsibility of the owner to replace. This statement was included to protect the Board for another lawsuit.

Richard Nadolink reviewed the current alarm system. There are two CNK Systems boxes and some sensors in his unit. The system in his unit was inspected by Allied and the code was changed a few years ago. It is entirely separate and reports separately. The manuals are available on the Allied Security website. The security feature of the CNK System can be shut off. He recommended replacement of any sensors over 10 years old. Units that are rented are required to have a "progressive" system, i.e. when one sensor alerts, all the other sensors alert at the same time. He recommended owners bring their units up to code by having a 10-year smoke detector on every floor and at least two

carbon monoxide detectors, with one of them in the garage and one at the highest point of the bedroom.

Gary Nicholds added that the current system goes through a monitor in the Clubhouse and is sent to a central monitoring station. The current system is antiquated, not up to code and parts are difficult to obtain. It will have to be abandoned at some point. If the new system is installed, the old system would be abandoned, and each unit would be directly monitored by a central system. The Fire Department prefers this type of system because it would reduce responses to false alarms. Each unit would have a strobe alarm. The Fire Department would like at least one of the smoke alarms wired into the system. They also recommend mounting a Knox box on every building to provide immediate access.

In terms of the costs, each owner would be responsible for the monthly monitoring expense (\$300/year for land line or \$480/year for cell). Installation would be \$1,700. The Declarations and Bylaws grant authority to the Board to make rules/regulations requiring all owners to have this system.

Bill Goslau suggested that units undergoing remodel be inspected daily by Mike Nachtigal to ensure things like space heaters are turned off at night. An owner suggested requiring owners planning a remodel to submit plans to the Board along with a certificate of insurance.

Meredith Van Dyne asked for owner feedback about the new security system. There were concerns about potential liability exposure for the Association, should it assume any financial responsibility regarding the new system. A suggestion was made to obtain a legal opinion.

Action Item: Gary Nicholds will request an opinion from Fred Sprouse.

VII. NEW BUSINESS

A. Hot Tubs

An individual approached the Board last year about installation of a hot tub. The Board directed the owner to send a written request with plans but the owner never followed through. Mike Nachtigal noted that hot tubs on the back decks would present a safety issue due to the ice and snow falling from the roof. An owner commented that the Water District is now charging a tap fee of over \$1,000 for hot tubs.

Action Item: Gary Nicholds discuss the legal implications of private hot tubs being placed on limited common element with Fred Sprouse.

B. Meeting Dates

There have been owner requests to change the meeting schedule. The Bylaws do not specify when the meeting must occur. The next Annual Meeting was previously scheduled for January 25, 2020.

Motion: Meredith Van Dyne moved to keep the meeting schedule as established.
Sharon O'Connell seconded and the motion carried.

VIII. SET NEXT MEETING DATE

The next Board Meeting will be held on Saturday, September 28, 2019 at 9:00 a.m.

IX. ADJOURNMENT

Motion: Meredith Van Dyne moved to adjourn the meeting at 10:25 a.m.

Approved By: _____ Date: _____
Board Member Signature

**ENCLAVE AT KEYSTONE ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 28, 2019**

I. CALL THE MEETING TO ORDER

The Enclave at Keystone Association Board of Directors Meeting was called to order at 9:00 a.m. in the Enclave at Keystone Clubhouse.

Board Members Present Were:

Patti Howell, President, #34
Bob Chisholm, Treasurer, #4
Sharon O'Connell, Member, #42

Meredith Van Dyne, Vice-President, #16\]
Richard Nadolink, Member, #11

Owners Participating (*via teleconference) Were:

Natalie & Ed Berman, #1
Bill & Sharon Bouck, #12
Bill O'Connell, #42
James & Susan Carahalios, #15
Joseph Thompson, #??*
Edward Myers, #40*
Robert Jackson, #13*
Joseph Thompson, #22*

Susan Davis, #41
Geoffrey Kaeser, #10
Thomas Baugh, #24
Harold Dobbs, #2
Terry Lemmerman, #43*
Sandra Shevin, #9*
Debbie West, #25*
J. Nutie Dowdle, #37*

Attorney Lindsay Smith was a guest at the meeting.

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Jason Blarjeske. Greg Turnbow, on-site Manager, was present at the meeting. Erika Krainz of Summit Management Resources was recording secretary.

II. APPROVAL OF PREVIOUS MEETING MINUTES

A correction was noted to the spelling of the name Storako in Section III.

Motion: Meredith Van Dyne moved to approve the May 18, 2019 Board Meeting minutes as amended. Richard Nadolink seconded and the motion carried.

III. FINANCIAL REPORT

Bob Chisholm reviewed the financial status as of August 31, 2018. The Association had a net Operating surplus of \$11,251 and a net Reserve Surplus of \$8,799. There were savings in Water and Clubhouse Maintenance. The Reserve Fund balance was \$541,348. The insurance claim proceeds are reflected on the Balance Sheet in Account 202.

IV. PROPERTY MANAGEMENT REPORT

Greg Turnbow reported the following:

1. He started managing the property in August.
2. The televisions in the Clubhouse are now operational.

3. Pool chemicals have been ordered.
4. He made extensive repairs in the Manager's unit including painting, cleaning and new carpet (to be installed on Tuesday).
5. Repaired an irrigation leak behind Unit 41.
6. Repaired a hole in the wall on Building 33.
7. Greenscapes will blow out the irrigation system on Tuesday.
8. Crack filled the parking lots.
9. Two pumps that run the boiler for heat in the Clubhouse failed. The new pumps will be installed next Monday or Tuesday.
10. He met with Allied Security regarding the security system. The Fire Marshall recommended that each owner have an individual fire monitoring system for the unit that connects directly to the Fire Department rather than the Manager's unit.
Motion: Patti Howell moved to establish a policy to make each owner responsible for installation and maintenance of their fire monitoring system. Thomas Baugh seconded. In discussion, some owners spoke in favor of a centralized system and felt any action should be tabled until the situation is explained to all owners. It was noted that this topic was discussed at previous meetings and is mentioned in the meeting minutes. Thomas Baugh requested a friendly amendment to approve the policy with implementation on January 1, 2020. After further discussion, the vote on the motion was tabled. Gary Nicholds noted that per the Bylaws, the Board is authorized to require all owners to install a fire monitoring system in the interest of the community.
Action Item: Patti Howell will ask the insurance attorney for clarification of responsibility and liability if owners are individually responsible for their fire protection system and how neighboring units might be affected.
11. Installed a new light on the exterior of Unit 42. Greg Turnbow will purchase six more fixtures.
12. There was a section of wood on the Clubhouse that was damaged by irrigation spray. He dug out the decayed wood, filled it with wood filler and it is now curing. He suggested adding a layer of plexiglass to protect the area.
13. The delaminating door on the Manager's unit will be repaired and the main door will be repainted.
14. Installed a "Manager Parking" sign.

V. OLD BUSINESS

- A. *Roof*
Greg Turnbow reported that the roof is not leaking. The moisture is coming from condensation in the attic. The roofer will be installing roof vents.
- B. *Owner Hot Tubs*
There have been some owner requests to install hot tubs on the individual back decks. This is currently prohibited per the governing documents. The main issues are safety (snow falling off the back roofs) and the potential for noise disturbance. In addition, the decks are

limited common element and nothing can be stored on them without written Board approval. The consensus was that the governing documents should not be changed to allow hot tubs.

VI. NEW BUSINESS

A. Attorney Update

Attorney Lindsay Smith joined the meeting at 9:15 a.m. She reported that there has not been a lawsuit filed at this point. She has contacted an attorney who specializes in insurance work to work with the Association. She did not recommend mediation since there are more than two parties involved in the dispute. She advised that all Board discussions related to this matter should be held in Executive Session since there has been a threat of a lawsuit. She also advised that the Board should not respond to questions regarding the actions taken since the fire to preserve attorney client privilege.

The main point of contention at this point is the amount of coverage for the unit. The Declarations are poorly drafted and only require cash value. One of the inspectors indicated that the wood is now too wet and the unit will need to be razed and rebuilt. There is dispute regarding if the water in the wood was the result of the firefighting efforts or due to the unit not being protected during the winter. It was noted that the contractor was not allowed to access the unit for two months after the fire.

Natalie Berman said it has been 10 months since the fire. She was upset about the lack of progress over the summer. There is a deadline for arbitration in about one week, and if that deadline is not met, the Berman's may proceed with filing a lawsuit. Ed Berman requested either a meeting or a schedule for when the demolition and rebuilding will start within the next week. Lindsay Smith said she was working on it right now. The insurance company has paid out \$488,000 thus far and has approved \$1.2 million for the reconstruction, but the estimates are much higher.

The Board is committed to starting work and is hiring an insurance attorney to get more money. There will be a meeting with contractor to revise the scope of work and additional competitive bids will be sought. A suggestion was made to try to mediate with as many parties as possible to make some progress and avoid a lawsuit.

A question was raised about the investigation report on the fire alarm. Gary Nicholds said the report was commissioned by the insurer CAU they will not release the results until the subrogation has been resolved.

Lindsay Smith recommended that the Board provide regular updates to the membership. All Executive Session discussion will be preserved under attorney client privilege.

Lindsay Smith left call at 10:04 a.m.

The draft minutes will be distributed to the membership by next Wednesday.

Action Item: Patti Howell will ask the attorney about abatement of a portion of the dues for Unit #1 while it is uninhabitable.

B. Tree Trimming

There are several trees that need to be trimmed. A request was made to thin some of the trees on the berm to improve the view. It was noted that not all owners support trimming or thinning since the trees provide sound mitigation along Highway 6. The trimming should be focused on asset preservation.

Action Item: Greg Turnbow will obtain bids for tree trimming and ask the arborist for a professional opinion on tree thinning.

VII. SET NEXT MEETING DATE

The Annual Meeting will be January 25, 2020 at 9:00 a.m. in the Enclave Clubhouse. The Board Meeting schedule for the remainder of the year will be set at that time.

VIII. ADJOURNMENT

Motion: Patti Howell moved to adjourn the meeting at 10:51 a.m. Robert Chisholm seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____

**ENCLAVE AT KEYSTONE ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 24, 2019**

I. CALL THE MEETING TO ORDER

The Enclave at Keystone Association Board of Directors Meeting was called to order at 4:02 p.m. in the Enclave at Keystone Clubhouse.

II. ROLL CALL

Board Members Present (*via teleconference) Were:

Patti Howell, President, #34	Meredith Van Dyne, Member, #16
Tom Baugh, Treasurer, #24	Richard Nadolink, Member, #11*
Sharon O'Connell, Vice President, #42*	

There were several owners present in the room and participating via teleconference.

Representing Basic Property Management was Gary Nicholds. Greg Turnbow, on-site Manager, was present at the meeting. Erika Krainz of Summit Management Resources was recording secretary.

A. *Review of Conduct of Meetings Policy*

Owners were asked to limit their speaking to three minutes and not to speak over each other.

III. REVIEW OF CENTRAL MONITORING SYSTEM FOR FIRE & COLD TEMP ALARMS

Tom Baugh made the following clarifications. The Association is not in a lawsuit. There are ongoing lawyer to lawyer discussions. A contract has been executed to rebuild Units 1 and 2, subject to recommendations from the structural engineer. Options for monitoring systems were presented in the May meeting minutes. It has been determined that a centralized system would not be less expensive than individual monitoring systems. Only one contractor has provided a proposal for a central monitoring system.

A. *No Fire Code Requirement for Centralized Monitoring of Fire Alarm*

Patti Howell has spoken to the attorneys regarding the questions raised at the September meeting. It has been confirmed that the Association is not required to have a centralized monitoring system or to maintain one on behalf of the owners.

B. *Review of Declarations Section 8.2*

Patti Howell read the proposed Resolution. The damages clause was amended to state owners are responsible for damages per the Declarations. The intent of the Resolution is to clarify the Declarations and to protect the HOA from liability and additional lawsuits from owners in the event of failure of an HOA provided central monitoring system.

IV. DISCUSSION OF RESOLUTION

Owner questions and comments addressed the following topics:

1. Insurance – Owners are required to provide a copy of their insurance to the management company, but this does not always occur. Owners were reminded of this requirement. There was a request to post the full Association policy on the website.
2. Code Requirements for Fire and Security Monitoring – There are no code requirements regarding a centrally monitored system for fire or security.
3. Alarm System - A suggestion was made for the Board to provide specifications for an adequate monitoring system. Patti Howell said the Association attorney advised against such action.
4. Attorney Information - The attorney who provided this opinion was Lindsay Smith. An owner commented that she was not well versed in insurance law. Ms. Smith was retained as she specializes in HOA Law. She advised the Board regarding the Resolution.
5. Owner Vote – A suggestion was made to conduct an owner vote to determine the level of support for a centralized monitoring system. Patti Howell said the attorney advised that the monitoring system decision should be made at the Board level. It is not appropriate for this matter to put before the Owners for a vote. The Board is covered by D& O Insurance for decisions made by the Board.
6. Monitoring System Options - A suggestion was made to have a group of owners research options and present recommendations for basic, mid-range and high end monitoring system options. It was noted that discussion about options that have been considered is reflected in the May 19, 2019 minutes. One alternative is Allied Security and owners were emailed information about the type of protection they offer. ADT looked at the property but declined to provide a bid.
7. Freeze Alarms – A comment was made that that there should be a common monitoring system for freeze and fire alarms since so many owners are not full-time residents. Cold Temperature Alarms are the responsibility of the homeowners pursuant to The Declarations and Resolution. Richard Nadolink is willing to share information on the freeze alarm he has installed.
8. Superior Alarm – One owner received a quote from Superior Alarm and will have the system installed next week.
9. Contractors – It was suggested that contractors working in units should be required to have a license, building permit and add Enclave to their insurance policy as an additional insured.
10. Compliance – There is no system in place at this point for ensuring or enforcing compliance. The Rules and Regulations may need to be revised.
11. NEST – An owner will be installing a NEST based solution. He will provide the information to the Board once he has it configured.
12. Life Safety - A comment was made that having a fire monitoring system was a life safety issue. The owner expressed his preference for a common monitoring system. In light of failures of the present Central Monitoring System, the Board disagrees with this opinion.
13. Alarm Notifications - There is a panel in the Manager’s office that alerts every couple of hours when owners tamper with their boxes. This needs to be eliminated. Each owner with an individual system will be able to specify a list of people who are contacted when there is an alarm and this list can include the Manager. Owner should inform the Manager if they disable their alarm when work is being done in their unit.

14. Unit Temperatures - Thermostats in the units should be set for at least 50 degrees to provide more of a buffer before the low temp alarm alerts and the pipes freeze.
15. General Owner Comments – Owners who disagree with the Board decision should run for a Board seat. There was a request that contact information be distributed for any owners who have indicated they are willing to share it.
16. Emails - Group emails should protect owner privacy by listing their email addresses as a blind copy. Patti Howell noted that the group emails that have been sent recently are not coming from the Board.

V. ACTION

Motion: Patti Howell moved to adopt the Resolution. The motion was seconded and carried unanimously.

VI. ADJOURNMENT

Motion: Patti Howell moved to adjourn the meeting at 5:16 p.m.

Approved By: _____ Date: _____
Board Member Signature