

Expenses:

General Maintenance – General maintenance is currently \$13,179.01 over budget as a result of a \$12,260 in rail painting expense approved by the Board; however, \$8,280 was billed back to owners as indicated in reimbursable income. Other significant expenses include \$3,885 to remove a tree blown over in windstorm and \$1,921 for path light replacement.

Insurance – Chuck reported that the total insurance will be under budget on the year; however, Management was notified by the current insurance provider of their intent to not renew the policy in the coming year. The Association insurance agent is currently soliciting other options. Early reports from the insurance agent indicate that the insurance premiums may be similar or slightly higher in the coming year. Management will keep the Board informed as this matter progresses. Curt offered to review the new insurance policy when received. Those present agreed.

Taxes- Taxes were higher than anticipated due to higher interest earned during the previous fiscal year.

It was reported that the total year-to-date operational budget is approximately \$18,342.89 under anticipated expenses given the low snow year and mild temperatures keeping snow removal and electrical expenses at a minimum.

Capital Reserves Account:

Capital Income: Dues income is as expected, and interest earned was slightly higher than budget at \$506.98.

Capital Expenses:

Landscape Improvements – This is over budget by \$8,540.25 due to the garage entry improvement project completed in 2025 as approved by the Board.

Staining Project - This item is over budget \$3,819 as a result of the final payment to Chris Black for construction work completed on the building exterior.

2026/27 Budget Approval: Management provided the Board with the proposed 2026/27 Operational and Capital Budgets, with expense assumptions, for their consideration prior to the meeting.

Operational Budget – Chuck reviewed the line item expenses with Board members. He explained that the proposed budget has small increases primarily associated with anticipated vendor labor cost increases. In addition, the insurance premium has been increased by 5% in anticipation of higher property valuations due to inflation. He reported that management is proposing a 3% operational dues inflationary increase which provides an anticipated \$3,325 cash surplus at year end.

Capital Reserve Budget – The 2016 capital reserve study provided by Northstar Reserve was updated by the management staff. Many of the items included in the 2016 report were eliminated as no longer relevant having been eliminated from the project during remodel, or, reclassified as a maintenance item. Management proposed the following capital projects for 2026/27:

- Garage Heat Tape Replacement - \$10,000
- Asphalt Crack Fill & Sealcoat - \$1,730
- Spa Electrical Repair - \$2,000
- Spa Equipment Cover - \$2,500
- Landscape Improvements - \$10,000

Bart asked about the elevator expense proposed. Chuck explained that he used the 2016 estimates and inflated the replacement cost by 37% which represent the inflation reported from 2016 to 2026. He stated that he would talk to the elevator company and representatives and ask about the cost of replacement. He will update the cost estimates when received.

Chuck reported that an increase in the capital reserve dues would not be required in 2026/27.

After discussion, MOTION: Bart moved to approve the 2026/27 Operational Budget as proposed with a 3% increase in member dues, Russ seconded, and motion passed unanimously.

MOTION: Bart moved to approve the proposed and updated 2026/27 Capital Reserve budget as presented and maintaining the capital reserve dues collections at \$50,000 annually, Judianne seconded, and motion passed unanimously.

OLD BUSINESS

Insurance Claim: Burkhart's Claim Status – Chuck reported that the Burkhart's were informed that he will be issuing a final payment in April for their 2022/23 water loss. Shannon Burkhart responded in email saying thank you, which management will accept as their acknowledgement of the final payment. Management will send a final payment letter with the check before the end of April.

Maintenance Issues: Chuck reported that all the following maintenance items are pending for completion in the spring and summer months.

Concrete Wall Signage – Pending.

Summit Sign Reconditioning – Pending

Utility Box – Gas Meter Covers – Garage Venting Screening – Pending the completion of landscape renovations at the garage entrance.

EV Bikes and Car Charging – Pending for more information, cost and Board approval.

Water Sensors – Automatic Water Shutoff – Pending receipt of vendor bids.

Landscaping - G&G Improvement Recommendations – This project has been placed on the contractors schedule for completion. Management will inform the Board and owners when more information is available.

Insurance Amendment Discussion: Board members received a copy of the proposed insurance amendment as prepared by management and Curt Dyckman. Curt explained that as a Summit I Board member, not as an insurance representative, he had his claims department quickly review the amendment for any obvious issues. Curt recommended that the proposed amendment be reviewed by the Association legal counsel for enforceability. It was explained that the amendment must be voted on by the membership, which could be completed at the next membership meeting.

Chuck explained that the purpose of the amendment is to clearly define the Association and Owners responsibility in the event of a loss:

- 1) Owners are responsible for payment of up to the deductible amount in the event of a loss where it has been determined that the loss was a result of owner or guest negligence, whether intentional or unintentional, due to their personal acts within the unit, or failing to properly maintain their property, which is determined to be the source of the damage.
- 2) The owner must report all losses to the Association who will initiate a claim with the insurance carrier as may be necessary. The Association will coordinate all repair activities, whether the loss exceeds the deductible or not, and receive all payments from the insurance carrier or owner and pay all vendor bills.
- 3) In the event of a loss, the condominium unit will be restored to its original condition as it was transferred from the developer. Given the various renovations in the condominiums, Owners must insure for betterments and improvements for all remodel improvements in the condominium.

Board members expressed concern about what the original construction might entail. After discussion, Chuck was asked to take pictures of the type of finishes originally installed in the older units. Chuck stated that Owners as a precaution, should purchase some betterments and improvements insurance to insure that the unit will be restored to its improved condition. He explained that with a blanket insurance policy, if the unit is damaged in a partial building loss there would be enough insurance to cover restoring the units back to their improved condition. However, in the event that the entire project is lost, then the amount of insurance to cover all betterments and improvements may be questionable.

After discussion, ***MOTION: Russ motioned to approve the insurance 4th Amendment as proposed and submit the draft to legal counsel for enforceability review and prepare the information for owner voting at the annual meeting, Bart seconded, and motion was unanimously approved.***

NEW BUSINESS

Garage Recycle Signage – Management was asked to have formal recycling signage installed in the garage area to help owners, guests and cleaners to properly recycle.

Annual Meeting Date – The Board selected **Friday July 31, 2026 at 3:00 p.m.** for the annual membership meeting.

ADJOURNMENT

With no further business the meeting was adjourned by unanimous consent at 11:10 a.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary

Actions as a Result of this Meeting:

- 1) Update Capital Reserve Study
 - a. Work with Russ on updated capital components
 - b. Update pricing and capital spreadsheet
- 2) Issue Final Payment to Burkhardt's – Certified Mailing – Full and Final Payment
- 3) Review Insurance Language in Declarations for Board Review.
 - a. Solicit input from Curt Dyckman
 - b. Send owners recommendations for coverage
- 4) Contact Sun Valley Company about Concrete Signage on Corner
- 5) Review Landscaping Improvements – Schedule Spring work
 - a. Construction Repairs
 - b. Bed Improvements
 - c. Tree Cleanup
 - d. Garage entry improvements
 - e. Tall grass maintenance
- 6) Maintenance
 - a. Repaint Summit Sign
 - b. Wood Screen Repairs
 - c. EV and Bicycle Charging Location Plan
 - d. Water Sensor Shutoff Information
 - i. Contact Sentinel & Plumber – get pricing