

SUMMIT I CONDOMINIUM ASSOCIATION
Board of Directors Meeting
January 8, 2026

MINUTES

PRESENT: Russ Satake – President – Present **OWNERS:** Fred & Barbara Dwyer - Zoom
Judianne Fuller – Secretary/Treasurer - Zoom
Bart Nisonson – Director - Zoom
Pam Anderson – Director – Zoom
Bonnie Hutchinson – Alternate Director - Zoom

NOT PRESENT: Curt Dyckman - Director

OTHERS: Sharon & Chuck Williamson - Managers

CALL TO ORDER

Russ called the meeting of the Summit I Board of Directors to order at 10:03 a.m.

ESTABLISH A QUORUM

A quorum was established with four (4) directors present in person or by Zoom conferencing.

OWNER COMMENTS

Mr. Dwyer – 2801 – Requested an update on the Summit Association insurance amendment discussed in the October 14, 2025 board meeting minutes. (*See Insurance Amendment Discussion*)

READ AND APPROVE 10-14-25 MEETING MINUTES

Prior to the meeting, Board members received the minutes from the October 14, 2025, Board meeting. With no corrections or additions, ***MOTION: Judianne moved to approve the October 14, 2025, minutes as presented, Russ seconded, and motion was unanimously approved.***

FINANCIAL REVIEW

Review Financial Statements:

Balance Sheet: Chuck reported the following account balances as of December 31, 2025:

Idaho First Bank Cap Savings:	\$ 21,329.61
Idaho First Bank Checking:	\$101,160.93
Account Receivable:	\$ 5,260.63

Chuck explained that seven owners are still owing for the current quarter. There is approximately \$23,171.94 in current receivables. Several owners have paid in advance resulting in a net receivable of \$5,260.63.

Profit and Loss Statements: Chuck reviewed the current profit and loss statements with Board members. He reported on the following items that are over budget as of December 31, 2025:

Operational Account:

Income:

Reimbursable Income: \$8,280.00 was billed to owners who opted to have their deck railings painted. The offset expense is shown in General Maintenance expenses.

Expenses:

Office Supplies – Office expense is over budget due to the QuickBooks online billing in the current fiscal year. Management continued the account to insure access to prior accounting records from Pioneer West Property Management. The online account was discontinued in October 2025, and the total office supplies should be within budget at the fiscal year end.

Furnace Inspections – Management reported that the furnace inspection expenses will be incurred in January 2026.

General Maintenance – General maintenance is \$15,207 over budget. This is a result of a \$12,260 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 explained the annual budget for insurance is \$80,000. While the budget indicates an overage of \$12,503.00 a large portion has been paid in advance to avoid billing fees. It is anticipated that this expense item will align with budget projections by year end.

Clear Creek/Trash/Recycling Expenses: Chuck explained that Clear Creek Waste Removal (-\$3,775.79) and Trash/Recycling +\$3,831.09 are nearly offsetting. He stated this would be reviewed to determine if miscoding the expense or an oversight in budgeting may have occurred.

It was reported that the total year-to-date operational expenses are approximately \$109.66 over budget.

Capital Reserves Account:

Capital Expenses:

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

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

OLD BUSINESS

Insurance Claim – Burkhart's Claim Status – Chuck reported that the Board has approved the final payment to the Burkhart's, totaling approximately \$10,000 from insurance proceeds received for water loss sustained in 2022/23. He stated that the payment will be made prior to yearend to clear the debt from the books and records of the Summit Association prior to the start of the new fiscal year.

Maintenance Issues:

Concrete Wall Signage – This matter is pending.

Summit Sign Reconditioning – Scheduled to be done in the spring.

Utility Box – Gas Meter Covers – Garage Venting Screening – Chuck informed the Board that some of the wooden utility box screens have been repaired and repainted. The wooden screen at the garage entrance still needs to be rebuilt in conjunction with landscape renovation at the garage entrance.

EV Bikes and Car Charging – Chuck reported that at this time there is no economically viable solution for installing EV Charging with the option to bill back the owners. He explained that the Ranch has opted to remove their charging station due to the high fees associated with its installation. Bart expressed his concern that bicycle charging should be located away from the main buildings due to the potential of battery caused fires. Chuck stated that the logical location for a bicycle charging station would be in the hot tub area where electrical power is available and the area can be secured to deter theft.

Water Sensors – Automatic Water Shutoff – Chuck informed the Board that he has discussed the ability to install a main water shutoff tied into a monitored water detection system. Currently each unit has freeze detection monitoring through Sentinel. Water sensors could be a possible addition to the existing system. If a water detector is triggered, it could shut down the entire building water main and reduce the amount of potential water damage. Management will report to the Board as more information becomes available.

Landscaping - G&G Improvement Recommendations – Chuck reported that Russ, Judianne and management inspected the Summit common area and have developed a list of landscape cleanup items to be completed in the spring. This work would be in addition to the completion of the landscape improvements approved for the garage entrance.

Fire Plan – BBQ Removal – Chuck stated this item is now complete. All gas and charcoal barbecues have been removed from the exterior decks. Owner may have electric barbecues if they choose to do so.

Insurance Amendment Discussion – Chuck proposed for Board consideration an amendment to the condominium Declarations which addresses the following:

- 1) Clarification as to what is insured under the Summit Association insurance policy. Essentially, the condominiums would be rebuilt to the developer standards with the addition of Building Ordinance of Law coverage to bring the units up to current building code standards. The casualty insurance coverage offers total blanket insurance limit allocation towards any single loss.
- 2) Clarification as to the types of insurance each individual unit owner should maintain personally. The suggested coverages include personal liability, betterments and improvements, personal contents, loss assessments and renters insurance if the condominium is used for rental purposes.
- 3) Clarification on the procedure for reporting and managing losses. Owners would not be permitted to engage directly with the Association insurance provider in the event of a loss. All structural losses must be reported to the Association who in turn will report the loss to the Association insurance carrier. The Association will manage and oversee repairs in the event of a loss. Owners may contact their personal insurance provider and report any loss to ensure that if there is overlapping coverage the unit will be rebuilt to its current condition.
- 4) Clarification as to the responsibility for the insurance deductible in the event of a loss. If the loss is a result of property under the care and control of the individual owner, they are responsible for the deductible in the event of a loss affecting their condominium and that of their neighbors. The owner is deemed negligent, whether intentional or unintentional, for failing to properly maintain their property in a manner that would prevent the loss from occurring. By predetermining negligence, the owners personal liability policy may apply in the event of a loss.

Chuck reiterated that he is not an attorney and if the Board approves the recommended changes to the declarations that it be reviewed by legal counsel. Owners must vote and approve any changes to the Declarations. Chuck suggested that prior to submitting a final draft to legal counsel for review that Board member Curt Dyckman review the proposed changes on behalf of the Board. Those present agreed.

My Dwyer expressed concern that if there is an owner caused loss it may impact and raise the total cost of the insurance premiums. He expressed that the Board might consider a very high deductible to keep insurance premiums low and place more of the burden on the individual in the event of an owner caused insurance loss. Chuck stated the deductible amount is for the Board to determine when insurance is renewed on an annual basis.

Chuck reported that he would send owners information on the recommendations for personal insurance coverages.

NEW BUSINESS

None

ADJOURNMENT

With no further business the meeting was adjourned by unanimous consent at 11:15 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