



Summit Hotel Condominium Owners Association
Quarterly Board Meeting
December 14th, 2024 – 10:00 AM MST – Summit Boardroom/Microsoft Teams

Board Members Present: Jason Martel (413/414), Ed Dembek, Barb Rooney, Bill Mylonas (922/923)
Board Members on Teams: Dane Smith (405/406/924/925),
Owners Present: Taylor McCaslin (330/331), Doug Seib (615/616), Paul Sensiba (307/308)
Owners on Teams: Bob Deshazer (317/318/319),
Others Present: Courtney Jones, John Proksa, Michelle Frederick, Ashley Brown, Marc Perdue, Chuck Donch, Jennifer Rice
Others on Teams: Zander Fogg, Yann Benjamin

Call to Order

Bill Mylonas called the meeting to order at 10:05 AM MST.

March Quarterly Board Meeting Minutes

Ed Dembek makes a motion to approve the September Quarterly Board Meeting minutes. Barb Rooney seconds the motion. The motion is approved unanimously.

Management Report – Discussion Only -

The Management Report will be presented at the annual meeting. The board had some questions and discussion.

- **Pricing and Occupancy:** Discussion about the pressure on average daily rates (ADR) to maintain occupancy. Industry-wide rate sensitivity has increased, and the snow season is a significant factor in maintaining occupancy. While there's price sensitivity, there are strategies to attract new guests without heavily impacting ADR.
- **Guest Outreach:** Efforts continue to engage with previous guests through the Summer Returners Program. The Summit Hotel has partnered with American Express to offer unique deals to cardholders, showing early success.
- **Facilities Management:** Discussion about a new garage sweeper that will help maintain cleanliness and reduce dust in the parking garage, hopefully, eliminating the need for expensive annual third-party cleaning. The sweeper will be operated by the maintenance team, typically during quieter hours. A 240V charger will be installed to charge the machine.
- **Operational Details:** There was also discussion on the operational logistics of the sweeper, such as its maintenance, how water and sand would be disposed of, and the warranty for the machine, which is five years.

Bill Mylonas makes a motion to approve the purchase of a ride on sweeper (as shown on the slide) with the maximum expenditure of \$11,000.00. Barb Rooney seconds the motion. The motion is approved unanimously.

Boiler Update –

Currently of the three boilers in the Summit Hotel, one is not functional. It is 25 years old. The maintenance team received quotes for replacing this large boiler with two high efficiency boilers which would achieve an equivalent amount of BTU's. The board has approved this. The next boiler that needs to be replaced is scheduled for 2029 according to the reserve study.

Roof over Skylight –

The flashing for the skylight could not go all the way underneath because of the EIFS. Jason Reese has contacted the contractor that installed the skylight. He will be coming back out to reflash the skylight properly. We are going to have to remove all of the EIFS in the spring. The cost is unknown now. That is one step to fixing the issue. The other step is to replace the roof above the fourth floor and the one behind it. They are 25-year-old roofs. There are three roofing contractors that have interest in placing a bid which the maintenance team is working on collecting.

Financials

Treasurer's Report *presented by John Proksa*

- Balance sheet
 - Similar to this time last year quarter
 - Inflated cash levels to fund remodels
 - Assessments receivable is down a little
- A/R Aging
 - This report is from 9/30 (end of Q3)
 - One outstanding balance is due
 - A/R as of 11/29 – Q4 dues
- Equity Roll Forward –
 - Reimbursement Remodel - Penthouses
 - Positive balances across the board
 - The only expenses were for the health club and pool remodel
- Budget vs. actuals
 - Net operating income is under budget. Mainly due to propane and electric savings.
 - General maintenance cost for a fire system repair.
 - Back patio door was replaced during the summer.
 - Savings from the pool being closed

Bill Mylonas makes a motion to approve the unaudited Treasurer's Report. Ed Dembek seconds the motion. The motion is approved unanimously.

2025 Budget *presented by John Proksa*

- This year's budget is similar to last year's.
- Increase of 0.2%
- Insurance – Increase due to inflation
- Propane & Electric – Seeing savings and rates for propane have been locked in for 2025
- **Dues and Budget Approval:** Bill Mylonas raised concerns about the minimal 0.2% increase in dues proposed in the budget, questioning if it might be too low given future projects. Courtney Jones confirmed the 0.2% increase, with an added \$100,000 for potential woodworking and some reserve adjustments.

- **Reserve Concerns:** The board suggested a more substantial increase (around 3%) to ensure adequate funding for upcoming projects like woodworking, signage, and the arrival experience. He expressed concern about underfunding reserves and potentially limiting future flexibility.
- **Budget Adjustments:** Courtney proposed adjusting the overall budget to a 2.5-3% increase, with the remaining funds being allocated to the common area reserves to cover costs related to the arrival experience.

Bill Mylonas makes a motion to approve the 2025 budget with a 2.5% increase. Jason Martel seconds the motion. The motion is approved unanimously.

Old Business

- Construction Updates
 - Refuge update will be in the annual meeting.

New Business

- Next phases of renovations – Arrival experience, woodwork and signage

Ed Dembek makes a motion to approve up to \$80,000 for the interior signage as outlined in the Boyd Sign Systems quote. Dane Smith seconds the motion. The motion is approved unanimously.

- **Arrival Experience –**
 - Get a proposal from Getty Design to revisit the design
 - Get a project management proposal from Nick
- **Woodwork –**
 - We have received new wood samples from Cowan. Next step is finding the color and then going out for bids.
- March Quarterly Board Meeting: Tuesday, March 18th at 10:00 AM MST
- Ed Dembek is retiring and thus resigning from his position on the board. Michelle Frederick has been appointed to fill the position.

Owner Comments

- **Taylor McCaslin (330/331)** – The new Refuge looks great!
- **Dane Smith (405/406, 924/925)** – asked about the refund in dues back in 2020 and if we need to avoid collecting more than we spend. This is related to the operations of the building, not the reserves. The 2024 operating credit was rolled into the 2025 operating budget. Because of this it does not need to be refunded.

Bill Mylonas makes a motion to move the meeting into Executive Session. Barb Rooney seconds the motion. The motion is approved unanimously.

Adjournment

Bill Mylonas adjourned the meeting at 12:05 PM MST.