

West Lake Lodge
Board Meeting
April 12th, 4:30p.m.

1. The Board meeting was called to order at 5:02 PM
2. In attendance:
 - a. Board Members at the meeting
 - i. Ron Morrill 301 Director
 - ii. Don Bryant 208 Director
 - iii. Bruce Klein 110 Director
 - iv. Beck Yessak 105 Director
 - v. Ken Mitchell 406 Director
 - vi. Frank Addressio 410 Officer
 - vii. William Tryzna 308 Officer
 - b. Owners
 - i. Jolyn Tryzna 308
 - c. Management company
Shedd Webster, Copper Mountain, PHS
3. Approval of Prior Meeting Minutes
 - a. The annual meeting minutes have been approved by the board
 - b. At the beginning of each meeting, a board member will be designated to record minutes if Becky is not present.
4. Old Business:
 - a. The SB05-100 revised West Lake Lodge Collection Policy has been approved by the members and will be signed by Ron and sent to Shedd.
 - b. The completed Reserve Study Update to be sent out to Board members when received from the contractor: April 19th is the contractor's estimated completion date.
 - i. Board members will review the Study and select their top 10 items to focus on now and send the list to Shedd.
 - ii. Shedd will summarize the results and forward them to the Board
(ACTION)
 - c. 2006 end of the year Operating Expense surplus will be investigated as to where the balance was rolled. **(ACTION)**
 - d. Fireplace inspections
Motion by Ron Morrill: All fireplaces are to be scheduled for cleaning during 2007. Each owner will be responsible for the cost of the cleaning
Seconded by

Motion: All agree to pay for maintenance on Fireplaces individually.

(ACTION)

- e. All agree Elevator to be painted and Carpet to be replaced (ACTION)
 - f. Waiting for Reserve Study Pictures of the Roof. Board will decide on level of repair after the study is in.
 - g. All agree to install North side gutters and north side snow guard on Roof. (ACTION)
 - h. Southside heat trace to be added to property mgmt. Checklist. Heat trace to be attached and in place by November 1st. (ACTION)
 - i. Building Managers checklist to be sent out to board members by Shedd. (ACTION)
 - j. Shedd to meet with Village Company on sidewalk issue on Southside of Westlake. All agree that Westlake Board wants to set standard amongst all other entities by committing to pay their fair share. Shedd to get back with the board on our percentages of the walkway. (ACTION)
 - k. Shedd to get with contractors about our Columns. All agree that we will give Shedd no more than \$2000.00 to hire a structural Engineer to investigate using 6-8" Steel Beams. (ACTION)
 - l. Waiting for other bids to come in for our Stucco and Siding repairs. Concern grew that the \$36,300. bid that we already have is to low. Looking into getting more bids and possibly doing repairs in sections.
 - m. Waiting for ice and snow to melt on East end parking to assess the damage and then move forward on this project. (ACTION)
 - n. All agree \$7000.00 for new Air Handling System. (ACTION)
 - o. Furniture and Clutter on decks resolved.
 - p. All agree 2, 2x5 planters for the deck. (ACTION)
5. New Business
- North side windows need to be replaced. All agree to be windows on the project list. Further discussion needed on this subject. (ACTION)
 - Shedd to get all numbers for projects together and create a spreadsheet (ACTION)
6. Next Meeting Date
- a. May 23rd, 4:00 PM
7. Adjourned 7:28 PM

Kenneth P. Mitchell 9-15-07
President West Lake HOA