

Summit Yacht Club Condominiums Association
Board of Directors Meeting Minutes
9/19/2011

The meeting was called to order at 3:00 pm. Board members present via telephone- John Vanderpool, J.C Cox, Susan Cunningham and Bob "Doc" Hilbrecht. A quorum was present. Peter Schutz and Kevin Lovett were present on behalf of Summit Resort Group. The first item of discussion was the proposed settlement from GAF Materials as a result of the failure of some of the composite materials used on the decking balcony project at the complex. Peter provided an overview of the negotiations with GAF to date and then summarized their proposed settlement outlined in a letter to the association dated August 22nd, 2011. He advised the association attorney; Fred Sprouse had made some recommended changes to their proposal which GAF was willing to accept. GAF is willing to replace the fascia, railings, rail caps & sleeves on all 51 units. The material will be provided free and the association will be paid \$74,080 in labor plus a \$17,000 "accommodation" for a total of \$91,880 payout to Summit Yacht Club. The board discussed several settlement options. A motion was made by J.C Cox, 2nd doc Hilbrecht to accept the revised GAF settlement proposal, deposit the fund in the association reserve fund and evaluate moving forward on the project at a future date. The motion passed unanimously.

In follow up discussion it was agreed that a design consultant would be used to pick the railing color scheme. A sample deck with the new colors will be built for the owners to view after the annual meeting. The board also ok'd hiring a construction consultant to examine and evaluate the decking material, which is not part of the warranty claim, and report back to the association accordingly. The board confirmed the new annual meeting date of October 15th and will meet one hour prior at noon.

With no further business the meeting adjourned at 3:55 pm.

Approved 10/15/2011