

**MOUNTAIN SIDE
BOARD OF DIRECTORS MEETING
(following Annual Meeting)
9/1/12**

MINUTES

1. **Call to Order.** The meeting was called to order at 1:33 p.m. and a quorum was established.

2. **Old Business.**

A. Unit 121C requested that the Board waive the \$300 demand letter charge. It was noted that the Board has never waived legal fees and would not make an exception in this case. A motion was made, seconded, and passed not to wave the fee.

B. 325A has requested permission to install an exterior window in the loft area to ensure proper egress. The unit was purchased with the loft addition already in place. The owner has applied to the Town for permission to install the window. They have been dragging their feet and telling her they “might” consider it if the HOA approves first. There is also an issue with an additional bathroom.

Discussion took place on making an exception to exterior modification of the building. If it's approved for one owner, others may ask for the same thing. It was noted that each request would be treated on a case by case basis. Just because one was approved does not mean all would have to be approved. It would be better to have Town approval before a decision is made, however, this does not look like it will be forthcoming. In order to facilitate the owner's request, a motion was made to allow the owner of 325A to install a window for egress pending Town approval. The motion seconded and passed. A letter will be sent to the owner and will state that once the Town has issued a permit, the window design must be submitted to the architectural control committee and “must match color and design of the building and windows.” In addition it must meet all structural requirements for cutting in the window in an outside wall. The window can be installed only if the town of Frisco issues a permit for the bedroom egress window. The owner will also be reminded that a permit will need to be obtained for the additional bathroom. The letter to the owner will be sent to Bill Meek for approval prior to sending to the owner.

C. A letter will be sent to Dave Chadsey on behalf of the Board notifying him that we will consult with an attorney for advice on what can be done regarding 822 Hunter Circle. Issues to be questioned: number of tenants allowed to reside in single family home (need to check code), parking - shared easements, no parking on access easement, have attorney look at plat and give recommendations.

D. There has been a boat/trailer parked on Hunter Circle. This will be checked on. (As of 10/2/12, the boat and trailer are gone.)

3. **Election of Board Officers.**

Bill Meek	President Combined Boards
E.J. Gibson	Vice President – Condos – ACC Committee
Herb Allen	Treasurer
Steve Smith	Member at Large – ACC Committee
Pete Pfeiffle	Member at Large – ACC Committee
Scott Ponds	VP – HOA

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Bob Lembke	Treasurer – HOA
Art Burger	Member at Large – ACC Committee
Don Cacace	Member at Large – ACC Committee

5. **Schedule Next Board Meeting:** November 10, 2012, 8:00 a.m. at the clubhouse

Agenda Items: Smoking issue
 Fence restrictions
 Wi-Fi
 Compliance with Rules – 822 HC

6. **Adjournment** was at 2:20 p.m.

Respectfully submitted:

Hadley McDonald, Recording Secretary

APPROVED:

Approved via e-mail

10/10/12

Bill Meek, President, Combined Boards

Date