



**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
QUARTERLY MEETING**

Saturday, September 22, 2018

**10:00 AM MST
Fort Marcy Clubhouse**

Conference Call-In Information: 712-775-7031 & access code 624352

- 1. Call to Order**
- 2. Approval of Minutes of May 5, 2018**
- 3. President's Report**
- 4. Treasurer's Report**
 - 2018 to date Financial Report
- 5. ASRL Management Report**
 - General Manager
 - Completed Projects
 - Upcoming Projects
- 6. Old Business**
 - Wi-Fi Project
 - Pool Area Update
- 7. New Business**
 - Cluster Box / Mail Received at Fort Marcy
 - Preventative Maintenance Fall 2018 / Spring 2019
 - Maintenance Schedule: parking lots A1 & A2
 - Brick Walkway Replacement Schedule
 - Flood Prevention
 - Recycling
- 8. Open Session/Owner Comments**
- 9. Next Meeting Reminder/Adjournment**



**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
QUARTERLY MEETING MINUTES**

Saturday, September 22, 2018

**10:00 AM MST
Fort Marcy Clubhouse**

Board Members in Attendance

Judith Swift- HOA President
Ted McNamara- Vice President
Peter Baldassaro- Secretary (by phone)
Denise Jurgens- Treasurer
Steve McMurtry- Board Member

All Seasons Resort Lodging Staff in Attendance

Tom Overson-Operations
Christine Robertson- Fort Marcy General Manager
Joshua Bingham- Maintenance Manager
Lizette Zuniga- Housekeeping Manager

Owners in Attendance

Georgia Nesselrode, Unit 55	Dale Gillette, Unit 27
Dorothy Rogers Abbey, Unit 49	Dan McGuinness, Unit 93
Lisa Wermeling, Unit 92	Patricia Bowell, Unit 26- by phone
Harris Smith, Unit 80	Beverly Lovelace, Unit 70- by phone
Robert & Margaret Schmit, Unit 7	

Approval of Minutes of May 5, 2018

Peter Baldassaro motioned to approve the meeting minutes from May 5, 2018. All in favor, motion passes.

President's Report

- Seeding of the ravine and erosion update
- Pool renovation project close to being finished
- Continuing sidewalk safety improvements
- Exploring recycling options

Treasurer's Report

Budget-to-Actual Variance Reports

Through August 31, 2018, the Association has operated at a deficit of \$5,652. We have \$614,000 in reserve funds as of August 31. This is still considered a "weak" funded level.

ASRL Management Report

Presented by General Manager, Christine Robertson

- **Completed Projects**
 - Welcome new team members: Lizette (House Keeping Manager), Josh (Maintenance Manager) and Vince (Maintenance Technician)
 - Installing key punch locks on the pool and laundry room, will send out codes once installed. Each owner will have their own pool code
 - New private property signs for offices, pool area, laundry room, parking lots
 - New no smoking signs
 - New number signage went up on the property
 - Steps have been painted
 - New solar lights in the gazebo
 - Cable boxes that were damaged from lightning, recommending surge protectors to homeowners who don't have them
 - Exhaust fan installed in the mechanical room to be brought up to code

- **Upcoming Projects**
 - Path lights that need to be replaced have been identified and are in the process of being replaced with LED
 - Clubhouse to be repainted
 - Drain/clean pool in November
 - Addressing fence areas that need attention
 - Proactive roof inspections
 - Preventative maintenance to prep for fall/winter
 - Lot D LED lights to be repaired
 - Property walk about- discussed various projects to address, will address as expenses allow and in order of priority

Old Business

- **Wi-Fi Project:** Hardware replacement started in June. 11 roof top receivers and 27 signal boosters throughout the property, possibly adding 3 or 4 more if more coverage is needed.
- **Pool Area Update:** Discussing 3 options and negotiating with the contractors as to which option will best address the slipping and puddle issues. Plan is to resurface the entire deck. Still waiting for quotes from contractors.

New Business

- **Cluster Box / Mail Received at Fort Marcy:** Mail service communication will be sent out soon. Until now, the front desk staff provides mail service. Moving forward, HOA has purchased an exterior mailbox that will be installed in the parking lot by the hotel office entrance. Annual fee will be issued to cover cost of the cluster mailbox.
- **Maintenance Schedule-parking lots A1 & A2:** Christine getting bids, will address as expenses and weather permit. Not emergency status but starting to look pretty

bad. Christine will send out bids once received.

- **Flood Prevention:** A few places on the property need to be addressed. Christine and team are looking at ways to address the issue.
- **Recycling:** Christine to get more information and relay the information to homeowners once received. Current option being explored, free 3-month trial program provided by the city. Need to investigate the fines for improper recycling practices.
- **Street Calming Proposal:** Recent speeding issues on Kearny and Prince. City will provide a street calming proposal if a certain percentage of the community signs a petition.

Open Session/Owner Comments

- Storage lease renewals coming up- priority given to full time resident owners

Next Meeting Reminder

December 1, 2018 at 10 AM MST

Adjournment

Meeting adjourned by board at 11:21 AM MST

Fort Marcy Maintenance Updates

- New Maintenance Manager and Maintenance Tech are in place and doing fantastic. Well-liked by owners, guests and staff.
- Key punch lock is installed on Laundry Room. We will start using it this week.
- Key punch lock is installed on Pool door (Parking Lot A2 side) is installed and awaiting programming. Once programmed we can provide codes to owners, guests and staff.
- Private property signs are out of production and should ship to FM this week for installation next week.

- All steps on property have been painted or freshened
- Path lights have been identified and are in the process of being replaced.
- Solar lights installed in gazebo area
- There were several fried Comcast modems due to severe lightning during Zozobra (Including Denise's and her TV) but we think all have been addressed.

Fall Plans:

- Back of Clubhouse patched and painted
- Drain pool, scrub and re-fill (beginning of November)
- Sand and re-stain bench for pool area.
- Address coyote fence areas that need attention
- Inspect all roofs for leaf removal and to assess condition before winter. Will do urgent repairs in Fall (Oct/Nov) and do another round of assessments in Spring (Mar-April).
- Interior Preventative Maintenance for all rental units. Will open up to all owners with non-rental owners at a slightly higher rate. Will provide list/rates to board to approve.
- Still waiting on 3B Builders to come install the LED in Lot D
- Exhaust Fan installed
- Additional keyholes were added to support the airflow in the pool area per inspector.
- Hot tub & pool both running well. Both staff by Thursday will have their CPO certification.

Discuss with board: Improvements to clubhouse fascia, improvements to laundry room, several retaining walls, Parking Lots A1 & A2, next step of concrete sidewalks/75 down to 87, pool surface discussion, Wi-Fi dead spots