

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
JULY 20, 2024**

I. TOWN OF DILLON UPDATE

Rene Imamura reported that there will be a Town election on October 1, 2024. The Town attorney has resigned. Proposals from five applicants will be reviewed at the Town Council Meeting next week. The Council is working on an Amphitheater Use Policy with fees. Columbine Hills will be constructing a sidewalk along Highway 6 from Lake Dillon Drive to Dillon Ridge. The work will begin after Labor Day. A consultant has been hired to determine the feasibility of a restaurant at the Crow's Nest site. The amphitheater is open for the summer. There is paid parking on concert nights. The regatta series is on Thursday nights. Construction of the County Road 51 workforce housing has started. There will be two roundabouts on Highway 6, one by the Lake Dillon intersection and one to the east towards Keystone. The Town is working with the Uptown 240 property owners to remove the blighted structure. Town Council meetings are the second and fourth Tuesdays of the month at 7:00 p.m.

II. CALL TO ORDER

The Anchorage West Condominium Association Annual Homeowner Meeting was called to order at 9:03 a.m. via videoconference.

III. ROLL CALL AND CERTIFYING PROXIES

Board Members Participating Were:

Jim Sebben, President, Unit 63
Bruce Douglas, Treasurer, Unit 91
Angela Falco, Director, Unit 104

Melissa Barrett, Vice President, Unit 84
Tim Aylott, Secretary, Unit 106

Homeowners Participating Were:

Farley, Unit 62
Zimmerman, Unit 71
Smith, Unit 75
Thomas, Unit 82
Barrett, Unit 85
Van Roekel/Wynkoop, Unit 95
Stein, Unit 101
Meyer, Unit 112
Lobus, Unit 115
Peterson, Unit 125
Dentel, Unit 133
Box, Unit 146

Jacobsen, Unit 64
Keesling, Units 74
Weicht, Unit 76
Kendall, Unit 83
Cohen, Unit 93
Patterson, Unit 96
Jorgensen, Unit 111
Wood, Unit 113
Snedeker, Unit 122
Schmidt, Unit 126
Gale, Unit 136

Representing Summit Resort Group were Kevin Lovett and Steve Wahl. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

Notice of the meeting was sent by mail and email. With units represented in person and proxies received a quorum was confirmed.

IV. READING & APPROVAL OF MINUTES FOR 2023 ANNUAL MEETING

Motion: Bruce Douglas moved to approve the minutes of the July 15, 2023 Homeowner Meeting as presented. Jim Sebben seconded and the motion carried.

V. REPORTS OF OFFICERS

There were no reports.

VI. TREASURER'S REPORT & RATIFICATION OF 2024/2025 BUDGET

As of May 31, 2024, the Association had \$13,868 in Operating and \$52,213 in Reserves. The Association ended the fiscal year May 31, 2024 with a deficit of \$962. There were savings in Gas, Building Maintenance, Boiler & Heat Repairs, Pool Maintenance and Contingency and overages in Grounds Maintenance, Snow Removal, Insurance and Property Taxes.

The 2024/2025 Budget as drafted and approved by the Board included a \$40 dues increase. The Reserve contribution will be \$95/unit/month. The most significant increases were for the Snow Removal and Insurance line items. A new Snow Removal vendor that has front end loaders will be sought.

There were no owner objections and the 2024/2025 Budget was deemed ratified.

VII. MANAGING AGENT'S REPORT

A. Completed Projects

1. Spring clean-up and tree treatments.
2. DORA registration and annual report.
3. Annual/quarterly boiler inspections.
4. Domestic water backflow inspections.
5. Upper building main drain repair.
6. Lower south building expansion tank replacement.
7. Carpet cleaning.
8. Carport power washing.
9. Pool cleaning and opening.
10. Fireplace cleaning and inspection.
11. Routine zone valve repairs and replacement.
12. Street light pole replacement.
13. Spa leak investigation.
14. Spa engineering assessment.
15. Chimney cap repairs Unit 62.

B. Future Projects

1. Hot tub project.
2. Carpet replacement.
3. Roof inspection.

C. Owner Education

The insurance market is increasingly tight and it is becoming more difficult to obtain coverage. Information was included in the meeting packet.

D. Report Items

1. Windows and doors should be kept closed during winter months to prevent frozen pipes.
2. Parking is only allowed in designated parking areas. Owners are asked not to park on the curb around the upper building as it impedes access.
4. One trailer is permitted per unit. Trailers must be registered and display a parking sticker, which are available at the SRG Office.
5. Owners who plan to do any remodeling must receive approval from management or the Board before starting work. Owners need to use a licensed contractor and obtain a permit if required.
6. Only owners are permitted to have pets. Renters and tenants are not permitted to have pets. Pets should be leashed and owners need to pick up after them.
7. Owners are reminded to be courteous of neighbors and to keep noise levels down, especially during “quiet hours”.
8. Glass is not allowed at the pool or hot tub.
9. Decks and patios should be kept tidy and not be used for storage of items.

There was discussion about gas grills. Kevin Lovett said the insurance carrier has not yet prohibited them, but this is the trend in the industry. Electric grills would be allowed. There was a suggestion to look for a locate to create a common grilling area.

There may be a requirement by the insurer to replace the deck railings at some point in the future.

VIII. OLD BUSINESS

A. Hot Tub/Pool

The spa developed a leak and \$2,445 was spent on investigation of the source but it could not be located. A survey of the owners was conducted to determine next steps. Only 29 of the 47 owners responded with the majority (12) indicating their preference for replacement with an in-ground spa. Most new hot tubs are now prefabricated shells that are sunk into a structure or indoors. The spa will have to be ADA compliant based on the short term rentals in the building. The Board authorized up to \$15,000 for the project planning. CONA Engineering was hired to develop a schematic, identify a spa supplier, create detailed plans and draft an RFP to be used for procuring competitive bids. The Board selected an 8-person round spa. CONA proposed a semi-sunken design with an 18” covered skirt around the shell, which meets ADA requirements. The cost for CONA’s services was \$5,982. Four contractors were approached but only one, Douglas McCartney, followed through. He responded and made several suggestions for changes to the CONA design based on his experience with the spa project at East Bay. The Board decided to change the spa insert to an 11-person rectangular spa as it will be easier to seal. The estimated cost for all work is \$160,000+, equating to a Special Assessment of \$3,500/unit, which will be due sometime next year.

IX. NEW BUSINESS

- A. *2025 Annual Owner Meeting Date*
The next meeting will be held on July 19, 2025.

X. MOTION TO APPROVE BOARD ACTIONS FOR 2023/2024

Motion: Jim Stebbins moved to ratify the Board actions for 2023/2024. Bruce Douglas seconded and the motion carried.

XI. ELECTION OF BOARD OF DIRECTORS

The term of Angela Falco expired and she was willing to serve another term. Ronnie Thomas self-nominated from the floor. The candidates summarized their interests and background. Since the election was contested, the voting will be done by mail-in secret ballot. Melissa Barrett and Judy Box volunteered to count the votes in about three weeks.

XII. GENERAL DISCUSSION

Owner comments addressed the following:

1. An owner commented that she has seen dogs in the pool. Kevin Lovett asked owners to report such incidents to SRG.
2. There was a request to allow owners to participate in the carpet replacement project to replace their deck carpets. A list of interested owners will be created.
3. An owner suggested selling the Association-owned unit to generate income. Jim Stebbins said it has been considered in the past but the owners have always wanted an on-site Manager and the economies of renting a unit for the property manager and paying more for the management contract would result in a wash financially. Kevin Lovett recommended consulting with an attorney regarding the legalities of selling the unit as a first step if this concept is pursued. There was general discussion of the advantages of having an on-site Manager.
Action Item: The Board will do an analysis of the on-site Manager pros and cons.
4. The Board was thanked for their service.
5. There was a comment that the concrete by the dumpster and the asphalt by the entrance is deteriorating. Kevin Lovett said these items are on the Capital plan.
6. There was a question regarding the timing for the next painting of the building and removal of the black material to deter swallows. Kevin Lovett said the BirdX material has been an effective deterrent to swallows nesting but it is sticky and gathers dirt and dust. There are other deterrent methods including a spray dispenser, netting or wires.

XIII. ADJOURNMENT

Motion: Mr. Wood moved to adjourn the meeting at 10:35 a.m. Stan Smith seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Approval