

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
JULY 20, 2019**

**I. TOWN OF DILLON UPDATE**

Town Manager Tom Acre and Town Council member Brad Bailey provided an update. New development within Dillon includes a hotel with 110 rooms and an 80 unit condominium building with a number of small studio units that are more affordable. Some units are deed restricted to support workforce housing. The five story building will include a 5,000 square foot restaurant and coffee shop. Additional new development includes one condominium complex that has been completed with a second 24-unit building under construction.

The construction of the Amphitheater has been completed and five paid events are scheduled for this year. Paid events have been well attended and concession sales are up. This year, a new sound system was installed and the feedback has been positive.

There will be future development next to the Dam Brewery of an urgent care medical facility specializing in cardiac with an 18 unit attached condominium building. Vail Health has received approval to build a 100,000 sq.ft. facility, primarily specializing in orthopedic care. Panera Bread will be moving into Dillon Ridge Marketplace. The owner of the small plaza where Jersey Boys is located has submitted for demolition and reconstruction with new retail. Ruby Tuesday did not renew their lease and the building is for sale.

The Town of Dillon is conducting a walkability study. The plan includes a 12 - 15 ft. pedestrian walkway to connect the Marina and Amphitheater. Lodgepole Drive improvements are finished and other walking and parking improvements will continue.

The Marina Master Plan is updated every 10 years with a focus on guest amenities and making the Marina more of a destination. Potential amenities include a coffee shop, retail, lawn area and space for a year-round restaurant.

The disk golf course has been improved and another course was added. The tennis was rebuilt providing a pickle ball and tennis court combination. The first phase of the \$4 - \$5 million Dillon Town Park improvements will start this year, with plans to redo the entire park in three phases. Lightbulbs throughout the town have been replaced. The Farmers Market is still on Lodgepole this year and should be back in the Town Park next year.

Owner questions and comments addressed the following topics:

1. An owner asked how new development will affect traffic flow. Brad Bailey said that there will be separate entrances with underground parking exiting on Lake Dillon Drive.
2. Mark Gale asked about downtown Silverthorne development. The Master Plan includes tearing down the entire block next to The Mint to create a mixed use residential and urban retail downtown core.
3. An owner asked how parking will be addressed in Dillon. Tom Acre said that the Town Council reviewed a complex parking study last week and is working on a plan to improve parking. Parking has been challenging during events. A parking garage would be a costly project. The new development allocates one parking spot per studio, 1.5 spots for one

bedrooms and two spots for two and three bedroom units. The hotel will have 113 parking spaces.

4. An owner asked why there were no fireworks in Summit County. Brad Bailey explained that emergency responders could not guarantee safety during events due to traffic gridlock when mass exits occurred. The County Commissioners agreed and recommended cancellation of all fireworks.
5. Mark Gale asked if there were plans to improve the kayak station. The porta-potties and temporary structures are unsightly. Brad Bailey said that the Marina will be addressing these issues quickly.
6. An owner asked if the ice castle will be returning. Brad Bailey said that the park recovered well. The company abided by the contract and it was very good for the local businesses. He anticipates that the ice castle will be back this coming season. The Town of Dillon would like to see a long term agreement but there are no definite plans yet.
7. An owner complimented the flowers and baskets.

Owners were invited to attend Town Council meetings and encouraged to check the Town website for updates.

## **II. CALL TO ORDER**

The Anchorage West Condominium Association Annual Homeowner Meeting was called to order by Jim Sebben at 9:32 a.m.

Board Members Present Were:

Jim Sebben, President, Unit 63  
Bruce Douglas, Treasurer, Unit 91

Melissa Barrett, Vice President, Unit 101  
Tim Aylott, Secretary, Unit 106

Homeowners Present Were:

Dixie Zukerman, Unit 63  
Rita & Stan Smith, Unit 75  
Terry & Bert Dech, Unit 102  
Angela Flaco, Unit 81/104  
Linda Wood, Unit 113  
Cameron Peterson, #125  
Marcia Pfister, Unit 145

Don Logan, Unit 65  
Len & Jane Oconor, Unit 94  
Carolyn & Young Cho, Unit 103  
Peter & Karen Jorgensen, Unit 111  
Kristen & Chris Snedeker, Unit 122  
Mark Gale, Unit 136

Representing Summit Resort Group were Kevin Lovett and James Polfer. Margot Mayer of Summit Management Resource was recording secretary. Town Manager Tom Acre and Town Council member Brad Bailey were guests at the meeting.

## **III. WELCOMING REMARKS**

All owners and Board members were introduced.

## **IV. ROLL CALL AND CERTIFICATION OF PROXIES**

With 16 units represented in person and 19 proxies received a quorum was confirmed.

**V. APPROVE PREVIOUS MEETING MINUTES**

**Motion:** Karen Jorgenson moved to approve the minutes of the July 21, 2018 Homeowner Meeting as presented. The motion was seconded and carried.

**VI. TREASURER'S REPORT & RATIFICATION OF 2019/2020 BUDGET**

*A. Year-to-Date Financials*

The Association ended the fiscal year (May 31, 2019) with a deficit of \$3,091, due to additional Reserve contributions of \$5,460. There was \$8,250 in Operating and \$84,468 in Reserves. Reserve expenses totaled \$285,283 versus budgeted expenditures of \$282,192. All financials are posted on the Association website.

*B. 2019/2020 Proposed Operating Budget*

The budget as drafted included no dues increase.

Internal expense line items for 2019/20 were discussed.

An owner asked if there was any laundry income. Kevin Lovett explained that there was very little revenue. The vendor is maintaining the six washers and dryers and keeps the revenue. The Association supplies the water.

The Board previously approved the budget. There were no owner objections and the budget was deemed ratified.

*C. Short Term Capital Reserve Plan*

Kevin Lovett reviewed the following upcoming projects that are earmarked in the next three years:

1. 2019/2020 – Small projects include zone valves, boiler pumps and a hot tub cover. The big ticket item is the drainage project totaling \$55,000.
2. 2020/2021 - Carpet replacement and major exterior building replacement.
3. 2021/2022 – Potential pool resurface.

The projected ending balance of the Reserve Fund in 2020 is \$54,275. It is \$13,447 in 2021 and \$24,542 in 2022. The Reserve Fund balance remains positive unless the auxiliary boat lot has to be resurfaced at a cost of around \$60,000. This project would require extra funding. The project has a placeholder in the Reserve Study but will only be done if necessary. Addressing the drainage problems above the lot will increase the longevity.

Owner questions and comments addressed the following topics:

1. Landscaping – Chris Snedeker noted that \$2,369 was spent for landscaping in 2019 but there are no other funds for the next three years. Kevin Lovett explained that there are no anticipated landscaping expenses that need to be paid out of Reserves. Regular landscaping maintenance is budgeted and paid from Operating.
2. Carpeting and Painting – Mark Gale asked who will select the colors for the new carpet and paint. This decision is made on the Board level. Owners are invited to attend Board meetings and give input. The color of the buildings will not be changed and painting is considered a maintenance project. Changing the color

would increase the cost. Carpet replacement could be done over a multi-year time frame to spread out the cost.

3. Deck Carpet/ Flooring – Deck carpet/ flooring is an individual owner responsibility.
4. Stairwell Carpet – Kristen Snedeker asked how often the stairwell carpet was cleaned. Kevin Lovett said it is professionally cleaned once a year at the end of ski season and vacuumed regularly. She asked if it would be possible to clean it more often.
5. Roof – The roof has a 20-year Duralast warranty. The warranty covers membrane failure and any damage to the inside of a unit.

## VII. MANAGING AGENT’S REPORT

### A. *Managing Agent’s Report*

Kevin Lovett thanked the Board for their work and input and thanked James Polfer for his work at the property.

### B. *Completed Projects*

1. Spring clean-up and tree treatments.
2. Extensive landscape bed pruning and weeding.
3. Annual boiler inspections.
4. Fireplace and chimney cleaning and inspection.
5. Touch-up painting.
6. Carpet cleaning.
7. Additional signage installation.
8. Boat lot fence painting.

### C. *Owner Education*

A document about technology and social media safety was part of the meeting package. Kevin Lovett explained that web addresses starting with “https” are secure and web addresses starting with “http” are not. Sensitive information should not be shared. He made owners aware of potential wire fraud, especially with real estate transactions. Owners should always check with the real estate agent before wiring money.

### D. *Report Items*

1. Insurance Reminder – All owners should have a HO6 policy and contents coverage. Owners can call Farmers at 970-879-1330 to discuss coverage and obtain a quote.
2. Windows - Owners were reminded to keep windows closed during the winter months to prevent frozen pipes. Owners were asked to inform Kevin Lovett if their unit is overheated, as it may be due to a failed zone valve. An owner said that two bedrooms in her three- bedroom unit are on one thermostat. The thermostat is located in the warmer room, but should be moved to the colder room to prevent frozen pipes. Kevin Lovett noted the request.
3. Parking - Parking is only allowed in designated parking areas. Owners were asked not to park on the curb around the upper building as it impedes access.
4. Boat Lot – Owners were reminded that only one trailer is permitted per unit. Trailers must be registered and display a parking sticker.

5. Pets - Only owners are permitted to have pets. Renters and tenants are not permitted to have pets. Pets must be on a leash and owners must clean up after them. Owners are asked to report pet issues to Kevin Lovett with as much identifying information as possible. Immediate family is considered an owner and is allowed to bring a pet. Kevin Lovett thanked owners for cleaning up after their pets.
6. Remodeling – 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, pull a permit if required and clean up every day. Remodeling debris is not allowed in the dumpster.
7. Noise – Owners are reminded to be courteous of neighbors and to keep noise levels down, especially during “quiet hours”. The Association rules include a “nuisance” provision that addresses noxious odors, excessive noise, etc.
8. Pool – There is no glass allowed at the pool or hot tub. Owners should provide plastic cups in their units for use at the pool area.
9. Decks – Owners are reminded to keep the decks and patios tidy and not to store items on the decks or patios.

*E. Owner Questions and Comments*

The following owner questions and comments were discussed:

1. Ceiling on Balconies – An owner noted that the ceiling of the balconies looks terrible. Kevin Lovett explained that Bird-X was applied to prevent swallows from nesting. In conjunction with the next building painting, alternative solutions can be researched.
2. Asbestos – An owner asked if there was asbestos present in the walls. Kevin Lovett said that major remodels require pulling a permit and an asbestos check.
3. Recycling – There is a recycling station at the Dillon Town Hall. Glass, plastic, cardboard and paper have to be separated and can be recycled in designated containers. Owners should call the landfill for instructions on recycling hazardous materials. Sherwin Williams will recycle paint but requires proof of residence and Autozone will recycle automotive parts.

**VIII. OLD BUSINESS**

There was no Old Business.

**IX. NEW BUSINESS**

*A. Drainage Correction Project*

Bids for the drainage correction in the upper lot, pool area and steps were obtained and came in at \$55,000 - \$250,000. The project was earmarked in 2019 for \$55,000 in the Reserve Study and does not require a Special Assessment. The swale is not functional, the concrete has been patched and the steps are problematic and difficult to maintain in the winter. The project will improve drainage and improve the transition by the pool and steps towards the lower north building. The work should start within the next 3 – 6 weeks. During construction, there will be some inconvenience entering the upper lot but the pool will still be accessible.

**Motion:** Chris Snedeker moved to approve the drainage correction project. The motion was seconded and carried.

**B. *Fireplace/ Chimney Flues***

The fireplaces were built 35 years ago and the grout around the glazed tiles within the chimney flues is deteriorating. The fireplaces have not been red flagged as a safety hazard but have to be addressed within the next couple of years. The fireplace inspection company recommended installing a liner and a new fire box rather than fixing the grout as repair to the grout within the chimney is impractical. Even though the chimney flue is intact, flames may be able to escape through the failing grout. This is a mandatory project and will be an individual owner expense. The labor cost for this project is estimated around \$1,500 and the materials cost will depend on the type of fire box. Owners also have the option of installing an electric fire box. This project requires pulling a permit.

A mailer will be sent to the membership informing them that the fireplaces must be fixed by December 1, 2021. The mailer will include contact information for retailers who carry fire boxes. More details will be provided closer to the deadline.

A question was raised regarding installing gas fireplaces. Jim Sebben explained that due to the way the building was built, it would require separate meters and the cost would be prohibitive.

**C. *Tree Removal***

Trees slated for removal have been identified. Some big Aspens are hitting the siding and roof and the roots are close to the foundations. One tree between Unit 125 and the lake is going to be removed and another one between Unit 81 and the pool. Chris Snedeker requested removal of the 15' volunteer tree that is growing next to his unit.

**D. *Kayak and Bicycle Storage***

Chris Snedeker said that there is no room in the kayak and bicycle storage. Kevin Lovett said kayaks and bicycles that are being used should be identified and labeled. Unidentified items will be donated.

**E. *Screen Doors***

An owner asked if her bedroom door is supposed to have a screen door. Owners are permitted to install a screen door utilizing a frame color (white) to match.

**F. *Rodents***

An owner said that he has seen mice. Kevin Lovett will call the exterminator.

**G. *Thank You***

Mark Gale thanked the Board for their work on behalf of the Association.

**X. MOTION TO APPROVE BOARD ACTIONS FOR 2018/2019**

**Motion:** Cameron Peterson moved to ratify the Board actions for 2018/2019. Chris Snedeker seconded and the motion carried.

**XI. ELECTION OF BOARD OF DIRECTORS**

The terms of Melissa Barrett and Bruce Douglas expired and both were willing to serve another term. There were no other nominations from the floor.

**Motion:** A motion was made to elect the two candidates by acclamation. The motion was seconded and carried.

**XII. NEXT MEETING DATE**

The next Annual Meeting was scheduled for Saturday, July 18, 2020.

**XIII. ADJOURNMENT**

**Motion:** A motion was made to adjourn the meeting at 10:54 a.m. The motion was seconded and carried.

Approved : \_\_\_\_\_7-18-20\_\_