

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
JULY 16, 2016**

**I. TOWN OF DILLON UPDATE**

Mayor Kevin Burns the Town is healthy financially with sales tax revenue up 12% and 26% of the sales tax revenue dedicated to capital projects. Capital projects include the amphitheater master plan, upgraded park signage, adding stairs from the bike path to the marina parking lot and from Lodgepole Street to the bike path and reconstruction of Lodgepole Street.

There will not be any water fee changes but there will be a 2% water volume rate increase to cover operation costs.

Projects scheduled in 2016 include resurfacing of the bike path from the Dam Road to the tunnel, a new water storage tank to provide additional capacity, a master plan and design for the park and amphitheater, extension of the disc golf course, a master plan for the cemetery and steps to the marina. A ten-year Capital Plan is being developed and will be posted on the Town website [www.townofdillon.com](http://www.townofdillon.com).

The marina is working on developing a weekday discount program for owners and locals. It will be posted on the marina website.

Events this summer include free concerts on Friday and Saturday, dance nights, Historical Society offerings, the Dillon Arts Festival, a bike race and the 106 West Triathlon on September 10<sup>th</sup>.

Tom Breslin said the Town of Dillon has been reviewing the ten-year Capital Plan. A total of \$27 million was invested in roads, ongoing replacement of computers, equipment and vehicles and building repairs. In the next ten years another \$28 million will be invested in improvements with an emphasis on the amphitheater in 2016 – 2019 and the Town Park in 2020.

Owner questions and comments addressed the following topics:

1. Update on Lake Dillon Theater – The theater has relocated to Silverthorne. In the short term, the High Country Conservation Center will move in to the building. Long term, the Town would like to see the land redeveloped as a hotel or commercial entity.
2. Commercial Development – The Town is owns 60% of the land in the downtown area. Some of the land may be utilized as an incentive to encourage existing property owners and developers to redevelop.
3. Marina Improvements – The capital funds to improve the marina generally come from the marina revenue. The marina is slated to receive \$900,000 from water transfers. An owner commented that the H dock is in poor condition.
4. Amphitheater Improvements – The stage will be moved back, a green room will be added, seating capacity will be expanded, the grassy hill height will be reduced, ADA access will be improved, restrooms will be added at the top and bottom of the amphitheater and improvements will be made to the concession stand.
5. Sports Authority – Negotiations with a new tenant are underway.

6. Tenderfoot Path – Cars are no longer allowed to park on the bike path by the Yacht Club Condominiums but it is underutilized by bikers. A suggestion was made to install more signage.
7. Lead – There is no lead in the town water. The lead is coming from the pipes in the condominium buildings. The water is being treated to reduce the pH level of the water to reduce activation of the lead. Running the water for 10 seconds prior to drinking it alleviates the problem.
8. Selling Used Appliances – Owners should list items they would like to sell in the Summit Daily News or on Craig’s List.
9. City Market Parking – An owner suggested making the lanes in City Market one way. Tom Breslin said this is not Town property but he can talk to the owner.
10. Light Pollution – An owner said one bright light at the marina is directed at Anchorage West. Tom Breslin thought this had already been addressed but will meet with the owner.

## II. CALL TO ORDER

The Anchorage West Condominium Association Annual Homeowner Meeting was called to order by Jim Sebben at 9:41 a.m.

Board Members Present Were:

Jim Sebben, President, Unit 63  
Anthony Scalise, Director, Unit 71

Tim Aylott, Secretary, Unit 106

Homeowners Present Were:

Dixie Zukerman, Unit 63  
Don & Marie Logan, Unit 65  
Stan & Rita Smith, Unit 75  
Jane & Ryan O’Connor, Unit 94  
Peter & Karen Jorgensen, Unit 111  
Dan Watters, Unit 114  
Mark Gale, Unit 136  
Ron & Marcia Pfister, Unit 145

Delores Jacobson, Unit 64  
Tess Scalise, Unit 71  
Richard & Linda Weicht, Unit 76  
Dewain Wood, Unit 95  
Linda Wood, Unit 113  
Richard O’Brien, Unit 126  
Jay Hermann, Unit 142

Representing Summit Resort Group were Kevin Lovett and Tyler Armstrong. Erika Krainz of Summit Management Resource was recording secretary. Mayor Kevin Burns and Town Manager Tom Breslin were guests at this meeting.

## III. WELCOMING REMARKS

Jim Sebben reported that there were no big projects slated for this year. There is one vacant Board seat. There was no dues increase for this year. The problem with ice accumulation on the stairs between the upper and lower lots was addressed by having the plow contractor push snow away from the area and increased hand shoveling. There is still an issue with drainage by the lower south building caused by the lack of sun exposure. Snow removal efforts were increased and there was significant improvement. The Board has postponed any further action, as it will be a big expense. The asphalt has five to nine years of remaining useful life. When the asphalt is replaced, the area will be regraded in collaboration with the neighboring property that owns half of the driveway. The Reserve balance is growing since there have not been any large

projects. Investment opportunities for the funds are very limited. The Board believes that owners can do a better job investing their money and will therefore continue to levy Special Assessments for large expenses such as roofs and asphalt in the future.

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

With 16 units represented in person and 13 proxies received a quorum was confirmed.

#### **V. APPROVE PREVIOUS MEETING MINUTES**

Karen Jorgenson made a motion to approve the minutes of the July 11, 2015 Homeowner Meeting as presented. Tess Scalise seconded and the motion carried.

#### **VI. TREASURER'S REPORT AND RATIFICATION OF 2016/2017 BUDGET**

The 2016/2017 Proposed Operating Budget calls for no dues increase. As of May 31, 2016 the Association was operating with a surplus of \$265. There was \$1,529 in Operating and \$53,289 in Reserves. There were no owner delinquencies. The annual Reserve contribution is \$33,840.

Tess Scalise suggested investing some of the Reserves in CD's to improve the yield. The Board will review possibilities against the cash flow needs.

Significant changes to the budget were discussed as follows:

1. Gas - \$2,016 decrease.
2. Cable TV - \$1,120 increase.
3. Grounds Maintenance - \$500 increase.
4. Pool Maintenance - \$500 increase.
5. Insurance - \$360 increase.
6. Trash Removal - \$718 decrease.
7. Contingency - \$254 increase.

The projected Reserve balances are \$57,715 at end of 2016/2017 and \$38,572 at the end of 2017/2018 but this could change based on the scheduling of anticipated projects. There was general discussion about the Reserve balance and how many months of operating expenses should be kept in the bank. An owner suggested establishing a line of credit. Kevin Lovett said the Association could probably obtain a loan if needed within about 30 days since the Association unit could be used as collateral.

Ron Pfister made a motion to approve the 2016/2017 Budget as presented. Richard Weicht seconded and the motion carried with one opposed.

#### **VII. OLD BUSINESS**

##### *A. Managing Agent's Report*

Kevin Lovett thanked the Board for their work and input. He thanked Tyler Armstrong for his work at the property.

##### *B. Completed Capital Projects*

1. Overlaid and striped the lower parking lot.
2. Resurfaced the hot tub.

3. Continued with exterior painting of the blue wood on the lake side of the lower two buildings and stairwells. Painted all unit doors and entry hallway ceilings.

*C. Completed General Projects*

1. Performed spring cleanup and treated trees.
2. Performed quarterly inspection of boilers.
3. Performed annual inspection of roofs.
4. Inspected fireplaces and cleaned the chimneys.
5. Touched up paint as needed.
6. Cleaned the carpet. The replacement was postponed one year.

*D. Pending Items*

1. The painting contractor is waiting for delivery of the back-ordered weather-stripping for unit front doors; the new weather stripping will be installed as soon as it is received.
2. Sealcoat of the upper building parking lot and restriping is scheduled for this coming Monday. Owners were asked to park in the lower lot during this project.
3. Repair concrete on lake side of lower north building.

*E. Report Items*

1. Insurance Reminder – All owners should have an HO6 policy and contents coverage.
2. Windows - Owners were reminded to keep windows closed during the winter months.
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 have current registration 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 were asked to report violations to management. An additional doggie bag pop station will be added on the lakeside of the lower North building.
6. Remodeling – Owners who plan to do any remodeling must receive approval from management or the Board before starting work. Owners are reminded that there is asbestos in the popcorn ceilings that must be abated before it is disturbed.
7. Noise – Owners were 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 were reminded to keep the decks and patios tidy and not to store items on the decks or patios.

Richard O’Brien made a motion to charge an annual fee comparable to the marina fee for boat/trailer storage on site at Anchorage West. There was no second to the motion.

An owner said he purchased his unit based on the assumption he would be able to store his boat at no charge. There was general agreement that any violations should be addressed to include boats and trailers that are not moved throughout the year or do not have current registration. The cost to have the boats moved for the Fall/ Winter storage and Spring “pull out” is about \$500/year. Jay Hermann said as a boat owner, he would be willing to share in this cost and offered his assistance.

Ron Pfister made a motion that to have all owners who store boats pay a \$100/year fee. There was no second to the motion. Delores Jacobson suggested putting this on the agenda for next year. Tess Scalise recommended changing the rules to include that any boats stored must be on a trailer, have valid registration and be operational. The Board will address this. The Board was asked to explore equitable distribution of the boat parking lot costs among the owners who use it.

The Board will be exploring the legality of imposing a surcharge for units that are rented based on the increased wear and tear on the property.

#### **VIII. MOTION TO APPROVE BOARD ACTIONS FOR 2015/2016**

Mark Gale made a motion to ratify the Board actions for 2015/2016. Ron Pfister seconded and the motion carried.

#### **IX. ELECTION OF BOARD OF DIRECTORS**

The term of Melissa Barrett expired and she previously indicated her willingness to serve another term. There was one vacant seat. Bruce Douglas was unable to attend the meeting but also self-nominated prior to the meeting. There were no other nominations from the floor.

Mark Gale made a motion to elect the two candidates by acclamation. Tess Scalise seconded and the motion carried.

#### **X. NEW BUSINESS**

##### *A. Owner Questions and Comments*

1. Some of the shrubs need to be pruned.
2. The railings in the stairwells should be cleaned occasionally.
3. The laundry rooms should be cleaned more often, including the inside of the washers and dryers. Kevin Lovett will follow up with the vendor about cleaning or replacement of the equipment.
4. The door closer for the upper laundry room needs to be loosened.
5. Additional parking bumpers in the upper lot should be installed.
6. Some of the bricks in the retaining wall between the upper and lower buildings are starting to deteriorate. Kevin Lovett will follow up.
7. An owner asked if it was possible to have Comcast run cable into the bedrooms. Kevin Lovett said Comcast only provides one connection into the living room. Owners are responsible for any other interior wiring and should work with an electrician.

8. Jane O'Connor said there was a problem with a sprinkler being moved by a neighbor and soaking the carpet on her balcony. There is also a unit at the end of her floor with a number of items on the deck that are unsightly. Kevin Lovett said he has been working with the unit owner on this issue.
9. The Denver Water Board grassy area is being mowed and irrigated. Owners discussed and agreed to decrease the area mowed to just a buffer to the sidewalk to discourage the geese and return the rest of the area to a natural state.
10. The hot tub water is not hot enough and the jets are spraying water out of the tub. Kevin Lovett said the water temperature should be 102 degrees and he will follow up. The chemical balance is checked daily.

**XI. NEXT MEETING DATE**

A motion was made and seconded to schedule the next Annual Meeting on Saturday, July 15, 2017 at 9:00 a.m.

**XII. ADJOURNMENT**

The owners thanked Kevin Lovett and the Board.

Ron Pfister made a motion to adjourn the meeting at 11:10 a.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Approval