ANCHORAGE WEST CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
JULY 18, 2020

I. TOWN OF DILLON UPDATE

The Mayor of Dillon, Carolyn Skowyra and new Town Manager, Nathan Johnson provided an update.

COVID-19 has affected the Town of Dillon's finances but year-to-date there is only a 5% negative variance due to a back payment that was received in April. Several projects have been delayed in order to conserve funds, including turf overlay in the Town park and road overlay in the Dillon Ridge shopping center. General maintenance projects are proceeding but at a slower pace. Staffing levels have been maintained and there have been no lay-offs. Seasonal hires have been impacted.

New development in the area continues with some delays including the Homewood Suites hotel, the neighboring condominium project and the condominium project on La Bonte. The Vail Health surgery center will be complete next year and Panera Bread will be moving into the Dillon Ridge Marketplace. A four-way stop has been installed near Walgreens to help with traffic flow.

A limited events schedule has just started at the amphitheater in compliance with new COVID-19 guidelines, which include "Happy Hour" programming with concessions available. Music entertainment has also been provided on the lake via the "Bands on Pontoons" program. Marina operations have been very busy and the marina fleet is fully booked through July 26th, which is 65% higher than the same time last year. The Farmer's Market has been operational with a 60% reduction in vendors and strict social distancing policies.

The Town of Dillon Council meetings are the first and third Tuesday of every month. Meeting packets are available online to the public the Friday before the meeting.

An owner asked how the mask policy is being enforced on trails. The Town is working on educating the public. Non-conformance should be reported to the Police Department. It was suggested that signage be posted in public areas and trail heads. The Town is working with CDOT to display mask requirement information on electronic message boards.

II. CALL TO ORDER

The Anchorage West Condominium Association Annual Homeowner Meeting was called to order by Jim Sebben at 9:17 a.m. on Zoom.

III. WELCOMING REMARKS

Jim Sebben reported that progress has been made on Association projects despite the late start and shortage of subcontractors. The stair project is almost complete.

IV. ROLL CALL AND CERTIFICATION OF PROXIES

Board Members Participating Were:

Jim Sebben, President, Unit 63
Melissa Barrett, Vice President, Unit 84
Bruce Douglas, Treasurer, Unit 91
Tim Aylott, Secretary, Unit 106
Tony Scalise, Director, Unit 71

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Homeowners Participating Were:

Dee Jacobsen, Unit 64
Carolyn Scalise, Unit 71
Stan Smith, Unit 75
Lawrence & Pat Kendall, Unit 83
Linda Wood, Unit 95
Gifford & Sharon Stein, Unit 101
Linda Wood, Unit 113
Mark Gale, Unit 136
Don & Marie Logan, Unit 65
Vivienne Keeling, Units 74 & 82
Angela Falco, Units 81 & 104
Bruce & Kathy Douglas, Unit 91
Ron Pfister, Unit 145
Peter, Karen and Gina Jorgensen, Unit 111
Kristen & Chris Snedeker, Unit 122

Representing Summit Resort Group was Kevin Lovett. Emma Spofford of Summit Management Resources was recording secretary.

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

V. APPROVE PREVIOUS MEETING MINUTES

Motion: Karen Jorgenson moved to approve the minutes of the July 20, 2019 Homeowner Meeting as presented. The motion was seconded and carried.

VI. TREASURER'S REPORT & RATIFICATION OF 2020/2021 BUDGET

A. Year-to-Date Financials

The Association ended the fiscal year May 31, 2020 with a favorable balance of $3,426 (1% under budget) due to savings in the Gas, Water and Sewer and Boiler and Heater Maintenance line items. Balances were $18,260 in Operating and $37,542 in Reserves.

It was noted that 13 units are delinquent with paying the Special Assessment, which was due on June 15th. Reminder notices have been sent.

B. 2020/2021 Proposed Operating Budget

The 2020/2021 Budget as drafted includes a dues increase of $10/unit/month, effective August 1, 2020. The increase is due to general inflation of expenses, including an increase of $1,524 plus a 5% allowance for insurance and a $1,000 increase to the Contingency account. The dues have not been increased in three years.

The Board previously approved the 2020/2021 Budget. There were no owner objections and it was deemed ratified.

VII. MANAGING AGENT'S REPORT

A. Completed Projects

1. Spring clean-up and tree treatments.
2. Annual boiler inspections.
3. Touch-up painting.
4. Carpet cleaning.

5. Drainage project is 99% complete. There is one small area of sod to be installed along with the planting of lilac bushes.
6. Asphalt patching, crack seal, seal coat and restriping.

B. Future Projects

1. Carpet replacement. The carpet looks good after the recent cleaning but replacement in the future is on the radar.
2. Annual exterior touch-up painting. Major painting will be due in a couple of years.
3. Pool re-surface. This project is being looked into. There are funds earmarked for this project.
4. Reserve Fund schedule projects coming due in the future include asphalt work in the boat lot. It is likely that additional funding will be required for this item at that time.

C. Owner Education

Information regarding the Association insurance coverage was provided in the meeting packet. Homeowners were reminded that they should carry their own unit insurance to cover items such as contents, liability and the Association insurance deductible. The insurance document should be provided to the owners' insurance agent to ensure the correct coverage is being provided

D. Report Items

1. Reminder – Windows and doors should be kept closed during winter months to prevent frozen pipes.
2. 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.
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, obtain 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 – Glass is not allowed at the pool or hot tub. Owners should provide plastic cups in their units for use at the pool area. The pool is currently closed due to COVID-19 with no plans to open. The rules that would need to be followed to allow the pool to open are cost prohibitive. The pool will be winterized in the near future.
9. Decks – Owners are reminded to keep the decks and patios tidy and not to use them for storage.

E. Owner Questions and Comments

The following owner questions and comments were discussed:

1. Lower South Building Boiler Issues – It was noted there have been some water supply issues in this building. Kevin Lovett explained that the new boilers are very sensitive and specialized technicians have worked on the units to resolve the problems.
2. Tree Trimming - The owner of Unit 125 requested topping of the Aspen trees around their unit as approved last year. Kevin Lovett stated that this work had already been completed and will follow-up on this item.

VIII. OLD BUSINESS

A. Fireplace Flues

The fireplaces were built 35 years ago and the grout around the glazed tiles 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 fire inspection company recommended installing a liner and a new fire box or electrical insert rather than fixing the grout. 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 deadline for completion is September 2021. Vendors who are known to be able to complete this work are The Fireplace (970) 453-2212 and Consider It Done.

IX. NEW BUSINESS

A. Bike & Kayak Storage

The kayak and bicycle storage areas are full. Bicycles that are being used should be identified and labeled. Unidentified items will be donated. A notice will be sent to owners with the deadline to tag bikes. Solutions for additional storage of recreational water equipment is also being considered. Ideas include limiting the use of the racks along the building for storage of equipment that is in active use and a limit per household or adding more racks along the wall and in the boat lot. Water equipment should also be tagged with a unit number.

B. Railings

Options to bring railings up to code will be investigated. This will be a proactive task prompted by neighboring associations being required to complete the same work following insurance loss control inspections.

C. Next Meeting Date

The next meeting will be on July 17, 2021.

X. MOTION TO APPROVE BOARD ACTIONS FOR 2019/2020

Motion: A motion was made to ratify the Board actions for 2019/2020. The motion was seconded and carried.

XI. ELECTION OF BOARD OF DIRECTORS

The terms of Jim Sebben and Tim Aylott have 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 17, 2021.

XIII. ADJOURNMENT

Motion: A motion was made to adjourn the meeting at 10:20 a.m. The motion was seconded and carried.

Approved: 7-17-21