

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
JULY 17, 2021**

I. TOWN OF DILLON UPDATE

Dillon Town Manager Nathan Johnson reported that Homewood Suites is working toward a fall opening. Vail Health on Dillon Ridge should also be opening in the fall. The Uptown 240 project has had issues related to the pandemic but the owner is trying to get it back on track. Work is underway for Phase I of the Town Park projected, including reconstruction of Tenderfoot and additional parking. Phase II will entail the area between La Bonte and the shopping center. There are free and ticketed concerts at the amphitheater this summer and there will be a three-day bluegrass festival next weekend. The marina operations are running smoothly. The A Dock has been extended, work is underway on a new rental dock and the fuel system will be moved from the docks to the shore. Denver Water has extended the lease for the marina. The Town is fully staffed.

II. CALL TO ORDER

The Anchorage West Condominium Association Annual Homeowner Meeting was called to order at 9:09 a.m. via videoconference.

III. ROLL CALL AND CERTIFICATION OF PROXIES

Board Members Participating Were:

Jim Sebben, President, Unit 63
Bruce Douglas, Treasurer, Unit 91
Tony Scalise, Director, Unit 71

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

Homeowners Participating Were:

Dee Jacobsen, Unit 64
Tess Scalise, Unit 71
Stan Smith, Unit 75
Lawrence Kendall, Unit 83
Linda Wood, Unit 95
Scott Meyer, Unit 112
Janet Graul, Unit 116
Cameron Peterson, Unit 125
Lynn Dentel, Unit 133

Don Logan, Unit 65
Vivienne Keesling, Units 74
Ronnie Thomas, Unit 82
Bruce Douglas, Unit 91
Peter & Karen Jorgensen, Unit 111
Linda Wood, Unit 113
Kristen & Chris Snedeker, Unit 122
Steve & Lynn Schmidt, Unit 126
Mark Gale, Unit 136

Representing Summit Resort Group were Kevin Lovett and Rob Loeb. Erika Krainz of Summit Management Resources was recording secretary.

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

IV. READING & APPROVAL OF MINUTES FOR 2020 ANNUAL MEETING

The Owners reviewed the 2020 Annual Owner Meeting minutes. Linda Wood noted that her unit number is 113, this will be corrected.

Motion: With the change noted above, Melissa Barrett moved to approve the minutes of the July 18, 2020 Homeowner Meeting as amended. Karen Jorgensen seconded and the motion carried.

V. REPORTS OF OFFICERS

A. *Treasurer's Report & Ratification of 2021/2022 Budget*

As of May 31, 2021, the Association had \$84,555 in Operating and \$23,025 in Reserves. Kevin Lovett noted that the Operating balance included the Special Assessment and the actual Operating balance was around \$15,000. The Association ended the fiscal year May 31, 2021 with an unfavorable balance of \$1,542 (1% over budget), due in part to an increase in the gas rate. All financial reports are posted on the website.

The 2021/2022 Budget as drafted included some adjustments within the line items but no change to overall dues. There were increases to the Management Fee, Water & Sewer, Cable TV and Internet and decreases to Gas, Meeting Expense and Contingency. There were no owner objections and the 2021/2022 Budget was deemed ratified.

VI. REPORTS OF COMMITTEES

A. *Managing Agent's Report*

Kevin Lovett thanked the Board for their responsiveness and work on the fireplace project. He welcomed Chris Reilly as the new onsite Manager.

Completed Projects:

1. Spring clean-up and tree treatments.
2. Annual/quarterly boiler inspections.
3. Touch-up painting.
4. Carpet cleaning.
5. Comcast renewal agreement.
6. Hot tub resurfacing.

Future Projects:

1. Carpet replacement.
2. Painting the exterior.
3. Pool resurface.

B. *Owner Education*

Kevin Lovett reviewed information on insurance. The Association provides insurance for replacement of the unit exteriors but all owners should carry an H06 policy for their contents that includes any upgraded finishes, as well as coverage for liability, loss of use and the Association policy deductible.

VII. OLD BUSINESS

A. *Fireplace Flues*

The PCR treatments and installation of heatshield liners has been completed. The installation of the inserts remains to be done in the next few weeks. A third-party inspector will be sent to spot check and photograph a few flues. Owners will be sent some type of documentation from the contractor when the final bills are sent out.

B. Report Items

1. Windows and doors should be kept closed during winter months to prevent frozen pipes. Owners should contact SRG if their unit remains overheated even with the thermostat turned down or if they hear a buzzing noise, which may indicate the zone valve needs to be replaced.
2. 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. One trailer is permitted per unit. Trailers must be registered and display a parking sticker.
5. Only owners are permitted to have pets. Renters and tenants are not permitted to have pets. Noise disturbances should be reported to SRG.
6. 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. 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 and excessive noise.
8. Glass is not allowed at the pool or hot tub. Owners should provide plastic cups in their units for use at the pool area.
9. Decks and patios should be kept tidy and not be used for storage of items.

Owner comments addressed the following:

1. The bike storage area is full. There are some buckets and pool furniture being stored and some of the bikes in the storage have flat tires and are not being used. The Board should come up with a solution or put another storage unit in the upper lot.
Action Item: Kevin Lovett will send a reminder to owners to remove unused bikes and he will have the buckets and pool furniture relocated.
2. There were issues with heating the pool and hot tub properly. The water temperature should be 87 degrees for the pool and 102 degrees for the hot tub.
3. The stairs from the back on a lower South Building patio are rotting.
Action Item: Kevin Lovett will determine if the steps are an individual owner or Association responsibility.
4. The pool gate locks need to be lubricated.
5. The mowing on the Denver Water Board Property (lakeside of the lower South building) has been inconsistent and there are some tall weeds toward the end of the drainage.
6. More kayak storage is needed. There would be space for a rack behind the dumpster.
Action Item: Kevin Lovett will have the rack reinstalled.

VIII. NEW BUSINESS

A. 2022 Annual Owner Meeting Date

The next meeting will be held on July 16, 2022.

IX. MOTION TO APPROVE BOARD ACTIONS FOR 2020/2021

Motion: Chris Snedeker moved to ratify the Board actions for 2020/2021. Karen Jorgensen seconded and the motion carried.

X. ELECTION OF BOARD OF DIRECTORS

The term of Tony Scalise expired and he was willing to serve another term. Melissa Barrett nominated Vivian Keesling and Bruce Douglas nominated Tony Scalise. The candidates introduced themselves and provided biographical information. Tony Scalise suggested increasing the Board from five to seven members. Kevin Lovett said the Bylaws would have to be amended to allow for a seven-person Board. If the Board moves forward with amending the Bylaws, the two candidates will be elected by acclamation. If not, the election will be conducted via email.

XI. GENERAL DISCUSSION

Owner comments addressed the following:

1. The existing railings should be repaired/refinished rather than replaced if possible due to the cost and potential code upgrade requirements.
2. There is an office in the upper building below the Manager's unit that is used for storage of maintenance items. Mark Gale suggested changing the access to the other side of the building to improve the appearance. The interior would require some reconfiguration, which would entail engineering and building permits. It is on the list for the Board to discuss.

XII. ADJOURNMENT

Motion: Stan Smith moved to adjourn the meeting at 10:09 a.m. Chris Snedeker seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Approval