



**AWA OWNERS MEETING**

**JULY 16, 2022**

**9:00 am**

**ZOOM**

**MINUTES**

- 1) Call to Order
  - a) The meeting was called to order at 9:00
  
- 2) Dillon Update
  - a) Nathan Johnson, Town Manager
    - i) Mr. Johnson was not able to make the Zoom call
  - b) Carolyn Skowyra, Mayor
    - i) Ms. Skowyra phoned in on a mobile phone but the connection was lost twice and she was unable to present.
  - c) Questions from the floor
    - i) Neither of the town officials was available for questions.
  
- 3) Welcoming Remarks
  - a) Jim Sebben
    - i) Jim stated that this was the third meeting conducted via Zoom meeting and it seems to give a lot of flexibility to owners allowing better attendance.
  
- 4) Roll Call and Certifying Proxies
  - a) Quorum was achieved for the meeting
  - b) Board Members in Attendance
    - i) Jim Sebben, 63 (President)
    - ii) Melissa Barrett, 84 (Vice President)
    - iii) Tony Scalise, 71 (Director)
    - iv) Tim Aylott, 106 (Secretary)
    - v) Bruce Douglas, 91 (Treasurer)
  
  - c) Owners in Attendance
    - i) Stuart Zall/Ronald Kohen, 61
    - ii) Kathy Farley, 62
    - iii) Dee Jacobson, 64
    - iv) Julia Esser, 66
    - v) Stan/Rita Smith, 75
    - vi) Flora Woo/Angela Falco, 81
    - vii) Ronnie Thomas, 82

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- viii) Terry/Sharon Barrett, 85
  - ix) Stanley/Carol Shapiro, 86
  - x) Linda Ringsby, 92
  - xi) Marcus Cohen, 93 (Proxy)
  - xii) Dennis/Heather Miller, 94 (Proxy).
  - xiii) Dewain Wood, 95 (Proxy)
  - xiv) Cindy Matthews, 96 (Proxy)
  - xv) Peter/Gina/Karen Jorgensen, 111
  - xvi) Linda Wood, 113
  - xvii) Matthew/Raymond Lope, 114
  - xviii) John/Sharon Lobus, 115
  - xix) Janet Graul, 116
  - xx) Kris Snedeker, 122
  - xxi) Mary Lou Peterson, 125
  - xxii) Steve Schmidt, 126
  - xxiii) Jon/Lynn Dentel, 133
  - xxiv) Mark Gale, 136
- d) Other Attendees
- i) Kevin Lovett – Summit Resort Group, Owner
  - ii) Steve Wahl – Summit Resort Group, Community Association Manager
  - iii) Dave Paradysz – Association Manager
- 5) Reading and Approval of minutes for AWA 2021 Annual Meeting
- a) Minutes from July 17, 2021 Annual Meeting
  - b) A motion was made by Tony Scalise to approve the 7/17/21 Annual Minutes, the motion was seconded by Peter Jorgensen and the motion carried.
- 6) Reports of Officers
- a) Treasurers Report and Ratification of 2022/ 2023 Budget
    - i) Treasurer's Report
      - (1) The Anchorage West fiscal year runs from June – May
      - (2) May Year End Close Financials
        - (a) May 2022 close financials report:
          - (i) \$5,921 in operating
          - (ii) \$49,616 in reserves
          - (iii) The P & L vs budget reports actual expenditures of \$311,634 vs budgeted expenditures of \$287,832 resulting in an expense overage of \$23,802 (8%) year to date.
            - a. 502 – Gas Expense; \$13,820 over budget, 50% over budget
            - b. 503 – Electricity; \$1,346 over budget, 12% over budget
            - c. 504 – Water & Sewer; \$913 over budget, 2% over budget

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- d. 515 – Building Maintenance; \$7,307 over budget, 65% over budget
  - e. 516 – Boiler & Heat Repairs; \$4,178 over budget, 35% over budget
  - f. 520 – Cable TV; \$2,390 over budget, 8% over budget
  - g. 530 – Grounds Repair; \$640 under budget
  - h. 535 – Pool Maintenance; \$2,764 under budget
  - i. 540 – Snow Removal; \$5,629 over budget, 8% over budget
  - j. 635 – Contingency; \$4,444 under budget, not contingency was spent
- (iv) Jim Sebban states that the cost utilities was affected by significant increases in the price of gas. This will likely continue based on global events. We have been fortunate to have reasonable gas prices. Cost increases are inevitable for the near future.
- (b) 2022-23 Budget
- (i) Operating Budget line itemization 2022-23
  - (ii) Revenues
    - a. \$90/unit monthly dues increase is proposed in the board approved budget. This brings monthly dues to \$600.
  - (iii) Expenses
    - a. 501 Management fee; increase, \$5,496 per agreement
    - b. 502 Gas; increase, \$13,751 annual, actuals plus allowance for 50% increase
    - c. 520 Cable TV; increase, \$2,520 annual
    - d. 565 Insurance, increase, \$1,814, actuals plus allowance for 13% increase
    - e. 850 Reserve contribution, \$16,450 increase from \$16,450 to \$33,840
    - f. 2025/2026 reserve deficit is projected due, in part, to the boat lot project
  - (iv) Discussion
    - a. An owner asked when the 2022-23 dues increase goes into effect. It would be effective Aug 1, 2022.
    - b. Heating facilities are getting over 15 years old, the budget was increased to accommodate this.
    - c. An owner had concerns that this is a huge dues increase in one year. Can the dues increase be spread over multiple years? There is a concern that personal incomes are not increased as much as inflation.
    - d. What balance do we like to keep the reserve account. Kevin Lovett stated that a \$50,000 balance is a comfortable balance but we need to project out and avoid negative

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balances in the future. Necessary projects is what drives the reserve increases. We need to first cover the operating expenses. Not doing a dues increase will prevent the HOA from raising reserve contributions and may cause a large onetime assessment.

- e. What is the history of dues increases?
- f. Do the new Colorado bills force the HOA to fund all reserve plans? This was proposed by the state but was not passed.
- g. Another owner is requested a stair step dues increase rather than a large increase.
- h. Are there regulations preventing owners of Electric Vehicles from plugging into the HOA electrical outlets? A survey was done asking if owners wanted to install an EV charger and there was little interest. There was an estimate of \$15,000 per installation but there are state subsidies. If you take a state subsidy you must make the charger available to public use.
- i. Comcast expense is very high. Could modifying the Comcast contract be a significant savings? Anchorage West spends \$1,926/mo or \$43/mo per unit for TV. Anchorage west spends \$25/unit/mo for internet.
- j. The HOA has been careful in the past to not raise dues and they have only raised dues about every 3 years. The board decided to bite the bullet on dues this year due to inflation, especially utilities. 80% of the gas use is locked in at a fixed rate. Gas prices are unpredictable, and this is driving much of the dues increase. It is felt that the increase in operating dues is simply to cover cost increases.
- k. On the reserve side, the reserve planning is being done to keep up with the aging building. Without this the HOA will be required to defer maintenance and will end up with special assessments down the road.
- l. An owner stated that inflation is not permanent but dues increases are. This is an additional argument for a stair stepped dues increase.
- m. The board believes that the dues increase is justified just to stary ahead of price increases.
- n. A motion was made by Tim Aylott to ratify the budget with a \$90 dues increase to \$600/mo. Stan Smith seconded the motion. Two owners opposed the motion. The motion passes with the majority in favor and two opposed.

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- 7) Reports of Committees
- 8) Managing Agents Report
  - a) Kevin Lovett introduced the SRG team members, Steve Wahl Community Association Manager and Dave Paradysz assisting with projects. Kevin is still available but is focusing on the company business more. Thanks to Chris Riley the onsite manager for all of his work.
  - b) Completed Projects
    - i) Spring cleanup, tree treatments
    - ii) Annual/Quarterly inspection of boilers
    - iii) Touchup painting, ongoing
    - iv) Hall carpet cleaning
    - v) Hot tub resurface
    - vi) Kayak rack was repaired, behind the dumpster enclosure
    - vii) Roof inspection
    - viii) Large boiler cap was replaced on south building
    - ix) Property Management agreement renewal
  - c) Future Projects
    - i) Carpet replacement
    - ii) Painting, full repaint of the complex due in the next couple of years
    - iii) Pool resurface, scheduled for this Fall
    - iv) Sewer line descaling, lower south building
    - v) Sidewalk concrete patching
    - vi) Fireplace flue cleaning, necessary to maintain warranty of heat shields. This will be rebilled to owners. Wood insert fireplaces will be done every other year. If an owner wants their wood fireplace cleaned they can request that.
- 9) Owner Education
  - a) Insurance. All owners should have an HO6 policy to cover contents (turn unit upside down and all that falls needs to be insured), some liability coverage, loss of use coverage in case of catastrophic damage and an inability to use your home, deductible assessment coverage to cover your potential need to cover the HOA deductible.
  - b) Insurance documents are included in the meeting packet. This is also on the website and documents are emailed to owners with each renewal.
  - c) Owner letter lays out necessary coverage for owner insurance broker.
  - d) Flood insurance – Town of Dillon does not participate in NFIP. TOD is considering joining this which will cause the flood maps to be redrawn and will put AW in the flood plain. This will cause a substantial increase in HOA insurance coverage. This could be around a \$15,000 premium increase. This

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would increase dues \$25/mo per unit. Please send an email to Dan Burroughs at TOD letting him now that you do not want this to happen.

- e) Anchorage East just finished up a new railing project. The insurance provider mandated this project. Will Anchorage West have to do this? We have not yet been approached by our insurance provider to do this. If this is required it will be very expensive and the HOA has not planned for this expense. The insurance company occasionally sends out a loss control team who determines these requirements.
- f) James used to clean windows with a power washer. Can we get this done again? It has not been done in several years. This is slated for this summer by Chris.

### 10) Report Items

- a) Reminder, please keep windows and doors closed during winter months to avoid plumbing freeze ups! If your unit is hot there is probably an issue with your zone valve. Contact SRG and we will check it or replace your zone valve.
- b) Parking reminder, please park only in designated parking areas; please do not park along curbs around the upper building as it impedes access.
- c) Boat lot – only one trailer per unit- please be sure to register your trailer and display parking sticker!
- d) Remodel reminder- if you plan to do any unit remodel work, please be sure to check in with SRG/ Board for approval before beginning! All original drywall and linoleum flooring has asbestos and asbestos mitigation must be done.
- e) Pets; only Owners are permitted to have pets! Renters and guests are NOT permitted to have pets. Please also KEEP YOUR PET ON A LEASH and please clean up after them!
- f) Noise; please be courteous of neighbors and keep noise down, especially during “quiet hours”
- g) NO GLASS AT THE POOL AND HOT TUB AREA; please, do not bring glass to the pool/ hot tub area. One broken bottle will shut down the pool area for days to drain pool/ hot tub , clean and fill. Have some plastic cups in your unit for folks to take to pool area.
- h) Clean decks/ patios; Please keep your unit deck/ patio tidy! Please do not store items on your deck/patio (please remind your long-term renters!)
- i) Can neighboring homes be alerted when a remodel is approved near them?
- j) What happened to the recycling bin again? Why did it go away? Can we get it back? This will be added to the next board meeting agenda for discussion. This was eliminated because the recycling was contaminated on a regular basis and the entire recycling dumpster was consistently being taken to the landfill.
- k) Boat rack has been repaired. Can we make sure that all boats are now put on the boat rack. Either north wall rack or parking lot rack. Should both boat racks

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to in the same place? Boats on the east end rack need to be tied down so they don't blow into the driveway.

- l) Landscaping retaining wall has deteriorated. Close to the steps leading to the dumpsters. SRG will check on this and will try to match the existing material.
- m) Onsite manager – do we no longer have an onsite manger? Chris Riley lives in unit 135 at Anchorage West. His days off are Monday & Tuesday. Please call the office so we can get someone to assist
- n) Dog disposal can by the hot tub

### 11) Old Business

-Fireplace flues

### 12) New Business

- a) The hot tub has not been hot all winter and into summer. It is not hot. The skimmer basket leak was fixed and not as much water is required to refill keeping it hotter.
- b) Lack of hot water in units, Flora Woo. The boilers have been inconsistent. Everything should be working 100% now.
- c) Add waste can near the Mutt Mitt stands for dog waste.
- d) A request was made to move all boats to the boat stand near the trash in the upper parking lot.
- e) 2023 Annual Owner Meeting Date
  - i) July 15, 2023 @ 9:00
  - ii) Zoom only? Good attendance and less expense than renting a room, running copies, buying food.

### 13) Motion to Approve Board Actions for 2021/2022

- a) A motion to approve the board actions was made by Peter Jorgenson, the motion was seconded by Janet Graul, and the motion carried.

### 14) Election of Directors

- a) Two board positions complete their three year terms
  - i) Melissa Barrett  
(1) Willing to rerun
  - ii) Bruce Douglas  
(1) Willing to rerun
  - iii) Motion to reappoint Melissa and Bruce was made by Stan Smith and seconded by Peter Jorgensen. The motion to reappoint the two existing board members carried.
- b) Motions from the floor
  - i) There were none.

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15) Adjournment

- a) A motion was made to adjourn the meeting by Mary Lou Peterson, the motion was seconded by Kris Sedecker and the motion carried.
- b) The meeting was adjourned at 10:10