

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
JULY 15, 2023**

**I. CALL TO ORDER**

The Anchorage West Condominium Association Annual Homeowner Meeting was called to order at 9:04 a.m. via videoconference.

**II. TOWN OF DILLON UPDATE**

Dillon Mayor Carolyn Skowrya reported that revenue is up 1% over last year. The Town Park project has been completed and the field is open. The Farmers Market is back on Buffalo and LaBonte Streets. The new Recreation Department is running leagues. Information is available on the website [www.townofdillon.com](http://www.townofdillon.com). Work is in progress on Lodgepole Street to add more parking and sidewalks. A sidewalk was added on the south side of Tenderfoot along the hill and there are plans to continue the sidewalk along Tenderfoot to the east. A sidewalk will be added along Highway 6 from the Lord of the Mountains church to City Market. Dillon Health Center has opened and houses a Howard Head clinic, Shaw Cancer Center and urgent care. Eventually there will be a surgery center. There is a second urgent care with imaging by the Dam Brewery. Panera Bread has opened by Walgreens. The four way stop sign at that intersection has improved traffic flow. At the marina, the fuel tanks have been taken out of the lake and moved next to the marina shop. The Uptown 240 development is in bankruptcy court. The Town is trying to help investors become whole. The Town is still looking for long-term rentals to lease to locals and will pay the tap fees for owners who build an accessory dwelling unit. There is consideration of redeveloping the post office site with a new post office on the ground level, housing units above and a parking structure. Town Council Meetings are held the first and third Tuesday of each month and are open to residents.

**III. WELCOMING REMARKS**

Jim Sebben noted that second tax valuation protests are due by Monday. There are several new owners. There have been some owner complaints about certain conditions at the property. He noted the buildings are 50 years old and the pool and hot tub area are 30 years old and things are starting to show their age.

**IV. ROLL CALL AND CERTIFYING 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:

Stuart Zall, Unit 61  
Dee Jacobsen, Unit 64  
Tess Scalise, Unit 71  
Stan Smith, Unit 75  
Ronnie Thomas, Unit 82

Maria & Michael Farley, Unit 62  
Julia Esser, Unit 66  
Vivienne Keesling, Units 74  
Flora Woo, Unit 81  
Pat Kendall, Unit 83

Terry & Sharon Barrett, Unit 85  
Marcus & Alisha Cohen, Unit 93  
Young & Carolyn Cho, Unit 103  
Peter & Karen Jorgensen, Unit 111  
Linda Wood, Unit 113  
James Snedeker, Unit 122  
Lynn Dentel, Unit 133  
Judith Box, Unit 146

Cathy Douglas, Unit 91  
Gifford & Sharon Stein, Unit 101  
Kendall & David Parkhurst, Unit 105  
Scott Meyer, Unit 112  
John Lobus, Unit 115  
Steve Schmidt, Unit 126  
Mark Gale, Unit 136

Representing Summit Resort Group were Kevin Lovett, Steve Wahl, Hunter Valdez and Robin Hebert. Erika Krainz of Summit Management Resources was recording secretary.

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

## V. **READING & APPROVAL OF MINUTES FOR 2022 ANNUAL MEETING**

**Motion:** Jim Sebben moved to approve the minutes of the July 16, 2022 Homeowner Meeting as presented. Karen Jorgensen seconded and the motion carried.

## VI. **REPORTS OF OFFICERS**

### A. *Treasurer's Report & Ratification of 2023/2024 Budget*

As of May 31, 2023, the Association had \$5,682 in Operating and \$60,624 in Reserves. The Association ended the fiscal year May 31, 2022 with a deficit of \$29,173 (9% over budget). About \$6,000 of Operating expenses for kayak rack repairs, electrical work, leak detection, snowmelt boiler repairs and sand filter repairs was transferred to Reserves, reducing the overage to 7%.

The projected year-end Reserve balance is \$77,213. For 2024/2025, budgeted projects include carpet and hot tub resurfacing and the projected year-end balance is \$78,000. The insurance carrier may require replacement of the railings for code compliance and there is \$500,000 as a placeholder for that project along with \$45,000 for painting in 2025/2026. The Reserve balance will not be adequate to fund these projects so a Special Assessment of \$11,702/unit could be necessary.

The 2023/2024 Budget as drafted and approved by the Board included a 6.12% dues increase from \$600/unit/month to \$625/unit/month. The gas price for the coming year has been locked at a slightly lower rate than last year. The most significant increases were for the Grounds Maintenance, Gas, Electric and Insurance line items. There were no owner objections and the 2023/2024 Budget was deemed ratified.

## VII. **REPORTS OF COMMITTEES**

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

#### **Completed Projects:**

1. Completed spring clean-up and tree treatments.
2. Completed the annual/quarterly boiler inspections.

3. Cleaned the carpet.
4. Power washed the carports.
5. Resurfaced the pool and replaced tile as needed.
6. Replaced damaged coping in the hot tub.
7. Cleaned and inspected the fireplaces. Some charges were adjusted for owners who were invoiced for cleaning fireplaces that were not used.

*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 HO6 policy for their contents that includes any upgraded finishes, as well as coverage for liability, loss of use and the Association policy deductible. Aging water supply lines should be checked and replaced with steel braided lines as needed.

## VIII. OLD BUSINESS

*A. Hot Tub/Pool*

Steve Wahl said there is a leak in the hot tub by the south gate. American Leak Detection provided a high bid to make repairs. As a less expensive alternative, SRG staff will dig up the area and a local plumber will be hired to repair the leak.

*B. Other Projects*

1. Turner Morris will be doing a roof inspection and make minor repairs as needed.
2. The sewer line in the lower building has been jetted in the past but there are concerns that this could cause damage due to the age of the pipes. A proposal was obtained to add a liner in the pipe to extend the life.
3. There was a leak in the lower north building at the bottom of the stairs caused by a drain line from the roof. A bid will be obtained to repair it before the winter season.

*C. Report Items*

1. Windows and doors should be kept closed during winter months to prevent frozen pipes.
2. Parking is only allowed in designated parking areas. Owners are 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. Boats should not be parked in the area over the carport. It was noted that snow should not be stored over the carports.
5. Only owners are permitted to have pets. Renters and tenants are not permitted to have pets. Pets should be leashed and pick up after them.
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”.

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. Firewood should not be stacked higher than the railing.

## **IX. NEW BUSINESS**

- A. *2024 Annual Owner Meeting Date*  
The next meeting will be held on July 20, 2024.

## **X. MOTION TO APPROVE BOARD ACTIONS FOR 2022/2023**

**Motion:** John Lobus moved to ratify the Board actions for 2022/2023. Scott Meyer seconded and the motion carried.

## **XI. ELECTION OF BOARD OF DIRECTORS**

The terms of Jim Sebben and Tim Aylott expired and both were willing to serve another term. There were no other nominations from the floor.

**Motion:** Melissa Barrett moved to re-elect Jim Sebben and Tim Aylott. Bruce Douglas seconded and the motion carried.

## **XII. GENERAL DISCUSSION**

Owner comments addressed the following:

1. Stuart Zall – Since the installation of the new fireplace liner, there have been issues with smoke in the Farley’s unit. There was discussion about trying to add a rotating chimney cap that exhausts downwind. Jim Sebben, Michael Farley and Stuart Zall will do some experimentation in the fall.
2. Young Cho – He requested a hybrid meeting format for next year.
3. Gifford Stein – The covered stairs to the north building need cleaning or staining.
4. Frank Keesling – There is a lack of storage space at the marina. He suggested moving some of the owner trailers in the upper parking to the cemetery storage and renting spots to racing boats from June through September at a cost of \$250/month or \$1,000 for the season to generate income for the Association. Jim Sebben noted there could be liability issues that would affect insurance. The Board will discuss this idea at their next meeting.
5. Linda Wood – She asked if cleaning the exterior windows on the deck side is an Association or owner responsibility, noted a bush by the upper parking lot exit should be trimmed to improve visibility and commented that she has an issue with her unit overheating even with the thermostat set at 50 degrees. Jim Sebben said window cleaning has been an owner responsibility in the past. SRG will trim the bush. The excessive heat is probably related to a failed zone valve, which SRG can replace.
6. Scott Meyer – He has noticed three month gaps in dates on the unit inspection sheet. Kevin Lovett said inspections are done once weekly in the winter and twice monthly in the summer. Occupied units are not inspected. Robin Hebert, the on site Manager, tracks all inspections on a digital Google sheet. There was a suggestion to add the main SRG phone number on the inspection sheets.

7. Judy Box – She requested a contractor recommendation for installing a washer/dryer. There is a 2' x 2' area across from her refrigerator that is blocked off. Melissa Barrett said there is duct work behind the wall. A narrow cabinet can be installed. Kevin Lovett reminded owners to complete a remodel request form before doing any renovations. A licensed contractor must be hired to abate asbestos in the drywall and ceiling during remodeling.

**XIII. ADJOURNMENT**

**Motion:** Tony Scalise moved to adjourn the meeting at 10:50 a.m. Stan Smith seconded and the motion carried.

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