



Anchorage West Condominium Association  
Board Meeting  
July 15 , 2022 10:00 AM  
ZOOM VIDEO CONFERENCE

**Minutes**

- I. Call to order
  1. The meeting was called to order at 9:04
  2. Board members in attendance:
    - a. Bruce Douglas
    - b. Melissa Barrett
    - c. Jim Sebben
    - d. Tony Scalise
    - e. Tim Aylott
  3. Summit Resort Group in attendance:
    - a. Kevin Lovett
    - b. Steve Wahl
  
- II. Owners Forum
  1. No owners, other than board members were in attendance.
  
- III. Review and Approve Minutes from May 17, 2022 Board meeting
  1. Tony Scalise made a motion to approve the May 17, 2022 board meeting minutes, Bruce Douglas seconded the motion and it passed unanimously.
  
- IV. Financials
  1. May 31, 2022 year end
  2. This will be covered with owners at the Annual Meeting tomorrow
  3. Financials – May 2022 overage of 8% to operating, building maintenance over due to sewer leak, also a freeze up.
  4. Proposing a dues increase of \$600
  
- V. Ratify Board Actions via email
  1. There were no board actions to ratify
  
- VII. Old Business
  1. Carpet clean, complete
  2. Flue cap replacement, complete
  3. Kayak rack rebuild, complete
  4. Boiler room pump replacement lower south building, complete
  5. Leak detection, lower south building
    - a. Nothing found by American Leak Detection

- b. Used ultrasonic detection and infrared thermometer
  - c. Tony spoke to the technicians and asked them to pay particular attention to unit 61 as there was a previous leak there and this could be the source of the leak. This is a heat line that runs under the slab floor.
  - d. Jim thought that it may be in a line under the concrete slab
  - e. Lower pressure on the system can have negative effects on the plumbing lines
6. Fireplace cleaning, scheduled for August 22-26
- a. All heat shields will be cleaned and inspected per the warranty requirements.
  - b. The board can choose to provide an option for wood burning inserts as an option to owners.
  - c. Wood insert fireplaces are typically cleaned every other year so we will clean all wood burning inserts next year
7. Pool resurface, pending
- a. After labor day
  - b. Anchorage West/Summit Resort Group is on Alpine Pool's project list for later in 2022
8. Railing top painting, pending
- a. Starting next week or the week after
9. Sewer line descale for south building will be done by Ace Sewer later this year
10. Overlay upper Parking lot patching/seal coating
- a. \$20k on the reserve budget for this year
  - b. The thought was to delay this due to funding
  - c. Will get an accurate figure for summer 2023 from Peak One Asphalt
11. \$12,000 in the budget next year for boiler maintenance
- a. Leave this in the operating budget but pay for repairs out of reserves

VIII. New Business

1. Town of Dillon NFIP Flood – Dan Burroughs, Town Engineer
- a. Email sent to owners about potential action on NFIP by the Town
  - b. Kevin spoke to Nick Strong at Kinser Insurance about an initial cost
  - c. The cost for the HOA could be \$15k per year
  - d. The HOA would be required to have flood insurance if you are in a flood zone
  - e. This requirement is primarily driven by mortgage company requirements
  - f. Does both the HOA and individuals require flood insurance?
  - g. Flood insurance is required because the town is considering joining NFIP which will allow HOAs to purchase flood insurance but will be required by lenders for Anchorage West
  - h. Can AW get an exception from the flood plain map?
  - i. Several HOAs in Dillon Valley located on, or near, Straight Creek are currently in a flood plain so they are requesting that the Town of Dillon join NFIP so they can get flood insurance.
  - j. The HOA will encourage owners to contact the Town and request that they do not vote to join NFIP
  - k. Tony has looked at the existing Denver Water flood plain map and is not sure that AW will end up in the flood plain. AW is currently 8' above the flood plain

- l. If Dillon joins the NFIP the maps will be redrawn and flood plain maps will change
  - m. Dillon Valley is unincorporated and is not the town's responsibility
  - n. Jim will draft a letter on behalf of the HOA which will be sent to the Town and the County Board of Commissioners
  - o. Six HOAs are requesting the Town of Dillon to take this action
2. Colorado Legislative Bills, policy updates
    - a. SRG will be passing policies on to the board soon
    - b. Altitude Legal has drafted new policies for each HOA
    - c. Collections processes will change with caps being implemented on fees and the new bill requires 18 month payment periods for HOA delinquencies
    - d. There will also be a change in towing regulations making it more difficult for HOAs to tow vehicles.
    - e. Another regulation will require that an HOA has to make common elements available to owners at all times. HOAs will not be able to close a common element in order to save money. HOAs will also be required to make repairs in a timely manner and limit the amount of time a common element can be out of service.
  3. New STR initiatives
    - a. Parking – The Town of Dillon wants to see 2 designated parking spots for a 1-bedroom STR rental and 3 designated parking spots for a 2-bedroom STR unit. Owners who register their STR must pay a fee on their STR license if they do not have the required designated parking spots.
    - b. Tony stated that this may be designed to cover the Town's cost related to properties that don't have enough parking since people will then park in Town lots which cost the town money.
    - c. This fee is shouldered by the owner who is getting a STR license
    - d. \$300 fee per missing designated parking spot
    - e. Tony, who is a Dillon Town Council member, to check with Town Council on the details of the change.
    - f. SRG has already paid the fees on new STR properties that they manage
    - g. Should the HOA charge a fee to STR owners to cover wear and tear on the building?
    - h. Kevin suggested that we get legal council on assessing a surcharge based on how a unit is used. There is precedence related to this issue.
    - i. How many STR are in the complex? Kevin thinks a dozen.
- IX. 2022 Annual Owner Meeting planning, preparation
1. Kevin suggested a quick executive session after the annual meeting to appoint board member roles
  2. Start at 9:00 via zoom
  3. Dillon update
  4. Rollcall
  5. Approval of last year annual meeting minutes
  6. Jim to do welcoming remarks
  7. Completed projects
  8. Future projects
  9. Fire flue cleaning
  10. Next annual meeting date

11. Election – Two term expire, Bruce does not want to run again but will fill in since there are few volunteers
    - a. Is there anyone we should reach out to?
    - b. Vivian is not eligible, still in probate so they are not yet the listed owners
  12. The board likes the Zoom meeting for the annual meeting because it encourages attendance from offsite
  13. This does not preclude doing a picnic, not high participation in the past
  14. Zoom is a cost savings to the HOA
- X. Other property issues
1. Pool gates are not closing, and keys don't always work. Back gate won't engage, the gate is misaligned. How did four locks all go bad?
  2. Carpet replacement in the reserve budget for next year
  3. Need to do what is necessary to keep the upper lot safe before putting a lot of money into it.
  4. A new hot tub cover has been ordered. SRG cut a temporary cover until this arrives
- IX. Next Meeting Date
- X. Adjournment – the meeting was adjourned at 11:05