

**LAKE DILLON CONDOMINIUMS**  
**ANNUAL MEETING**  
**August 8, 2022**

**MINUTES**

**I. TOWN UPDATE**

Mayor Caroline Skowyra reported that Town revenue was up 16% over last year. Work continues on Town Park and it should be 90% completed this fall. A \$500,000 grant was received from Great Outdoors Colorado to help fund the playground. Once the work is completed, the Farmer's Market will be moved back to Buffalo Street. Homewood Suites is open. The Dillon Health Center with urgent care, family practice and physical therapy is open. A Panera restaurant is planned near the Noodles complex. A second urgent care facility behind the Dam Brewery is scheduled for completion by the end of the month. There will also be condominiums constructed in that area at some point in the future. A sidewalk has been added on Tenderfoot hill. Lodgepole Street will be rebuilt. Improvements will be made to the intersection by the Dam Road to make the stop sign more visible. There is a new work barge at the marina and a new dock will be added at the marina for the rental fleet. This past winter, there was a pond hockey tournament on the lake and a free ice skating rink for families. The paths on the lake were groomed for the second year. The Town is working on identifying a system to allow for removal of the amphitheater screening between paid shows to open up the view. Planning is underway for a 167 unit workforce housing complex on US Forest Service land near the water tower. The loan for Uptown 240 has been purchased by another entity. They will be providing an update at the Town Council meeting on August 16<sup>th</sup>. The Town held six public work sessions to gather input from the community to develop short term rental regulations. The annual fee was increased to be in line with the rest of the County, a \$300/spot parking impact fee was added and an occupancy limit of two per bedroom plus two was established.

Several owners expressed their opposition to the occupancy limits, given the size of the one bedroom units. Mayor Skowyra suggested that they communicate their concerns and recommendations to the Town Council. Owners can sign up to receive updates from the Town at [www.townofdillon.com](http://www.townofdillon.com).

**II. CALL TO ORDER**

The meeting was called to order at 10:45 a.m. at the property.

**III. PROOF OF NOTICE**

Notice of the meeting was sent via USPS July 6, 2022.

**IV. ROLL CALL**

Board members present were:

Forrest Scruggs, Sheri & Rick Landwehr  
President, Unit 209  
Jeanne Berggren, Member, Unit 108

Julie Hummel, Member, Unit 110  
Brian Donalson, Member, Unit 304

Owners present were:

Carl Botti, Unit 104  
Gary & Rani Mandair, Unit 202

Shawna Lincicome, Unit 111  
Walt & Diane Witkowski, Unit 212

Wendy Spring, Unit 301  
Denise Shaw, Unit 305

Dave & Diane Love, Unit 302

Proxies were received from Units 102, 103, 106, 112, 204, 205, 206, 207, 210 and 303. With 11 units represented in person and 10 by proxy a quorum was confirmed.

Representing Summit Resort Group (SRG) were Peter Schutz, Kevin Lovett, Dave Paradysz, Steve Wahl and Quint Hynes. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**V. APPROVAL OF 2021 ANNUAL MEETING MINUTES**

**Motion:** Denise Shaw moved to approve the minutes of the August 7, 2021 Annual Meeting as presented. Julie Hummel seconded and the motion carried.

**VI. TREASURER'S REPORT**

As of June 30, 2022, the Operating balance was \$6,857 and the Reserve balance was \$15,814. The Association was about \$1,000 (1%) unfavorable to budget. There were overages in Repairs & Maintenance (\$1,375) due to plumbing line leaks and repairs, Management Fee (7%) due to a mid-year increase, Insurance Claims (\$1,776), Elevator Maintenance (\$873) and Snow Removal & Yard Maintenance (\$1,124). There were savings in Insurance (14%) due to the new carrier, Utilities (14%), Water & Sewer (9%) and Cable TV (11%).

**VII. PRESIDENT'S REPORT**

Forest Scruggs said the Board has been in communication with the Town Council regarding the short-term rental regulations and advocating on behalf of the Association. The main issues are parking, occupancy and the \$250 license fee. Owners are strongly asked to, and required, to display their parking passes as this could be a factor in obtaining a parking fee exemption from the Town. Hang tags are required because Kevin Lovett lobbied on behalf of LDC and was granted a reprieve and refunds of at least \$300 because LDC has a parking permit policy. LDC does not want the Town to audit the parking lot and lose this parking policy privilege.

Owners stated that opposition to the rental fee was not just the considerable increase in the rental fee (\$50 to \$250) but that this may portend ominous future increases. Opinions also included that the \$300 per parking space fee was unfairly assessed given that a waiver was granted to another community that had "permitting" hang tags.

**VIII. MANAGING AGENT'S REPORT**

*A. Completed Projects*

1. The boiler replacement was completed and was under budget (\$158,364 actual vs. \$172,390 estimate).
2. Extermination of voles and mice is ongoing during the summer.
3. Maintained the fire extinguishers.
4. Treated the trees for Ips and pine beetles.
5. Touch-up painting was done on the railings.
6. New laundry machines that accept credit cards were installed.

*B. Projects in Progress*

1. Noise from the pipes continues to be a problem. Additional insulation in the ceilings to keep the pipes from hitting the joists is being tested as a solution in the affected units. Replacing the pipes with Pex had been discussed, but this type of flexible pipe has developed pinhole leaks at other properties and the cost for the replacement would be about \$5,000/unit. The Pex solution may still be considered if additional insulation does not work.
2. The roof will be inspected and repaired as needed.

*C. Rental Report*

The unit rental data was provided in the meeting packet. Rentals are a little behind 2021.

*D. Owner Education*

A summary of the Association new insurance coverage was included in the meeting packet. Owners should carry an H06 policy that includes coverage for loss of rentals and assessments.

House Bill 1137 addresses several policies, including collections and enforcement. Updates to the existing policies will be required for compliance.

**IX. OLD BUSINESS**

There was no old business.

**X. NEW BUSINESS**

There was no new business.

**XI. ELECTION OF OFFICERS**

The Board seats of Ken Lehman, Scott Roper, Julie Hummel and Jeanne Berggren were up for election and all four were willing to run again. There were no nominations from the floor.

**Motion:** Diane Witowski moved to re-elect the four incumbents by acclamation. Forrest Scruggs seconded and the motion carried.

**XII. SET NEXT MEETING DATE**

The next Annual Meeting was scheduled for August 5, 2023 at 10:00 a.m.

**XIII. ADJOURNMENT**

**Motion:** Denise Shaw moved to adjourn at 11:30 a.m.

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