

**ANCHORAGE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
June 10, 2023**

I. TOWN OF DILLON UPDATE

Nathan Johnson gave the update. Town Park is very close to completion. The Farmer's Market has moved back to Buffalo Street and now has utilities so the vendors can plug in. Lodgepole is being improved with defined parking space, increased landscaping and fencing to make it more connected to the existing park. The Dillon Marina is being updated by moving A Dock and additional slips.

The Uptown 240 project (80 condominiums with a restaurant and retail on the bottom floor) is stuck in bankruptcy court. The same developer is looking at a sizable development including a potential hotel, indoor amphitheater, workforce housing and additional market rate housing. There is talk of remitting sales tax to the developer to fund public improvements such as the walkability plan, town core redevelopment, lakeshore plan and workforce housing. The projects are in the initial financing and public dialogue/community outreach phases.

The Farmer's Market takes place every Friday for the next couple months. The amphitheater is soft opening with the concert season beginning next week. Mountain Music Mondays will be community nights with free shows.

The Town is actively working to move the Post Office and maximize what could be offered in the area.

II. CALL TO ORDER

The meeting was called to order at 10:10 a.m. via videoconference.

Board members participating were:

Jeff O'Neill, President, #14
Ken Richardson, Treasurer, #13
Linda Oliver, Member, #51

Kathy Martinez, Vice President, #23
Ned Calonge, Secretary, #54

Homeowners participating were:

Gail Murray, #11
Ruth & Jen Sherry, #15
Kathy Bowman Mumford, #22
James Cover, #26
Nancy Brauer, #34
Richard Crabtree & Candyce Cole, #41
Richard Smith, #43
Tom Darr, #45
Susan Calonge, #54

Ron Laub, #12
Allan & Shirley Meyer, #21
James Goodwin, #24
Natalie Mayer, #31
Anthony & Frances Musco, #35
Florrie & Jill Katchen, #42
Ken Kaiser, #44
Colin Clandy, #53

Representing Summit Resort Group (SRG) was Kevin Carson. Kate Willis of Summit Management Resources transcribed the minutes from recording.

III. PROOF OF NOTICE & ESTABLISHMENT OF QUORUM

Notice of the meeting was sent on May 10, 2023. With units represented and two proxies received, a quorum was confirmed.

IV. REVIEW MINUTES OF 2022 ANNUAL MEETING

Motion: Ned Calonge moved to approve the minutes of the June 4, 2022 Annual Meeting as presented. James Goodwin seconded and the motion carried.

V. TREASURER'S/FINANCIAL REPORT

A. *Year-to-Date Financials*

Kevin Carson reported that as of April 30, 2023, the Association had \$25,063 in Operating cash, \$94,105 in the regular Reserve account and \$12,787 in the Special Assessment Reserve account (for loan cash flow). The Association ended the fiscal year \$6,714 over budget. There were overages in Insurance (\$2,009), Boiler Repairs & Maintenance (\$5,699), Snow Removal (\$1,169), Pest Control (\$2,850) and Landscaping (\$2,047) and savings in Water & Sewer (\$2,418), Gas (\$1,194) and Pool & Hot Tub (\$1,665). There were no owner delinquencies.

VI. MANAGING AGENT'S REPORT

Kevin Carson presented the Managing Agent's report.

A. *Completed Projects*

1. Exterior projects were discussed later in the meeting.
2. Bird mitigation.
3. Gutter repairs are mostly complete with some still pending.
4. Managers unit repairs. Kevin Carson took a moment to welcome the new on-site manager, Anthony Smith.
5. Fire extinguisher inspections.
6. Boiler repairs and maintenance are ongoing.
7. Trash and recycling improvements. The additional bin has been delivered and there will be a credit back to the account for the months before it was provided.
8. Hot tub repairs, including filter and pump replacements.
9. Pool mechanical system repairs, including brand new heating and re-plumbing.
10. Tree pruning and treatments.
11. Concrete walkway repairs.
12. Replaced Manager's unit sump pump.
13. Empire Works window and door damage settlement.

B. *Pending Items*

1. Review and resolve severe drainage issue between Buildings 2 & 3.
2. Replace railings from parking lot between Building 2 & 3 and 3 & 4 to match others for code compliance.
3. Explore landscaping options and establish budgeting for irrigation repair around the paver installs and skid steer re-sod. There was discussion of who is responsible to pay for repairs.
4. Repaving of parking lot and establish budgeting.
5. Old tree removal and clean up between Anchorage and the road.

6. Revisit repair options for top cap of retaining wall.
7. Plywood repairs in stairwells.
8. Irrigation controller wiring, moving and getting on main power.
9. Additional motion sensors for parking lot lights.
10. Building 2 & 3 stairwell light repair.
11. Domestic heat circulation pump electrical repair.

C. *Reminders*

1. Owners are asked to pick up after their pets. Bags are available around the property.
2. Pets in common areas must be on-leash.
3. Owners are asked to be mindful of their neighbors and be aware that noxious odors such as smoke can be irritating for others in the community.
3. Plastic bags, glass, pizza boxes and soiled food containers cannot be recycled. All regular garbage should be disposed of in the dumpster. There is a silver can for ashes and a separate bin for glass.
4. Owners wishing to replace their unit windows on the parking lot side of the building must install windows with white vinyl frames consistent with the appearance of others in the building. Lakeside sliding doors and windows must have brown vinyl frames. The Window Replacement Policy is posted on the website.
5. The Association has approved a new policy governing sunshade installation on the lake side balconies. It is posted on the website for review.
6. Parking passes are always required. Two bedroom units are allowed two vehicles and four bedroom units are allowed three vehicles. Parking passes are available at the SRG office at no charge.
7. Owners are responsible for providing their renters and guests with the Rules and Regulations.
8. All Association documents can be accessed on the website www.srghoa.com.

Ned Calonge emphasized the importance of everyone following the recycling rules.

Action Item: Kevin Carson will send a reminder to Anchorage on the Lake to make sure guests and owners are aware of the rules.

VII. ASSOCIATION BUSINESS

A. *Projects Update*

Jeff O'Neill thanked Summit Resort Group staff for their assistance with the projects and cleaning up the property.

1. Pool Update — Kevin Carson shared pictures of the completed pool project. Outstanding items to be completed are reinstalling the handrail and ladder, stenciling “No Diving” signs onto the pavers, and remounting the roller for the summer pool cover. The pool cover will be moved to the deep end with a custom cover made to go over the ladder. The pool interior was not resurfaced but was evaluated and will be good for more years. The pool fence is back in place but needs to be welded at the same time as other fence repairs on the property.
2. First Floor Deck Pavers — New pavers were installed around the first floor decks top to match the pool pavers.

3. Landscaping — Grading, grass reseeding and sod replacement where work has been done near the lake entrance gate. The sprinkler has been moved to a better location.
4. Drainage - Repair gutters and review drainage issues by unit #31.
5. Railings -Touch up painting on new railings to prevent rust.
6. Signage - Repaint parking signage for sharper stenciling.
7. Lighting - Make final adjustments to parking lot lighting on Buildings 3,4 and 5.
8. Bike Racks - Determine best locations for bike racks, bike rack improvement, and everything pertaining to that.

Jeff O'Neill thanked Linda Oliver for painting the parking lot yellow stripes. He also assured owners the Board is working to get the bike racks while protecting egress in hallways.

B. Rules and Regulations Reminders

In 2021, the Board reviewed the Rules and Regulations and compared them to others in the area to bring them up to date. SRG has been asked to step up enforcement. Kevin Carson highlighted some specific rules.

1. Common area storage — Storage of owner items in common areas including stairwells, walkways and unit decks to some extent is prohibited. This also extends to underneath stairwells. Management will be sending notices and reclaiming storage space for HOA use.
2. EV charging — Charging is currently prohibited by Anchorage East. Guests should be informed.
3. Portable fire pits — The Board will review this rule to be more specific.
4. Pets – Leashes are required outside units and renter pets are prohibited.
5. Vehicles and parking — All owners are required to have a hangtag.
6. Pool and hot tub — New rules signage will be installed. The hours are 8:00 a.m. – 10:00 p.m.
7. Kayak storage — There is a yearly lottery for specific rack assignments. Owners are reminded to use their own space. All have been assigned this year.
8. Sunshades — There is a new policy and application. Applications should be sent to SRG. There will be requirements for how they can be attached to preserve the new railings. Richard Crabtree has sample shades for any interested owners. A couple owners are bundling their order through Shade Doctors. The shades can be attached to the underside of the railings of the unit above.

C. Annual Disclosures

The annual disclosures were included in the meeting packet and are posted on the website.

D. Owner Questions and Comments

1. Storage — Pool furniture will hopefully be stored under stairs. Snow blowers and lawnmowers may also be stored there after following safety precautions.
2. Ice damage — Repairs to the fence with ice damage will be paid for by Anchorage on the Lake.
3. Bollard — One of the light bollards is loose.
Action Item: Kevin Carson will follow up.

4. Roof gutter leakage — Turner Morris will perform an inspection and reseal all end caps.
5. Fire pits — There is a rule prohibiting portable fire pits, but some safer options have been approved. The Board will discuss making the rule more specific.
6. Dog waste — Owners are reminded to pick up after their dogs and to keep them from urinating on the new bollards.
7. Storage — There was general discussion of the need for storage and a suggestion to use a parking space for a shed.
8. Snow removal — Owners are encouraged to report ice and snow build up to management.
Action Item: Kevin Carson will look into different snow removal vendors for next year.
9. Parking lot drainage — The Board obtained an estimate for parking lot drainage improvements, including regrading and adding a culvert in the future.
10. Parking lot repaving — The parking in front of the Manager’s unit will be repaved this year, pending receipt of bids and completion of the pool project.
11. Lighting – The low profile lighting was not extended to Building 1 and it is very dark. The Board will take this under consideration.

VIII. BOARD OF DIRECTORS ELECTION

The term of Jeff O’Neill expired this year and he was willing to serve another term. There were no other owner nominations received prior to the meeting or made from the floor. Jeff O’Neill was re-elected by acclamation to serve a three-year term.

IX. CONTACT INFORMATION

Kevin Carson highlighted the contact information for SRG and the after-hours emergency number. He also corrected his phone number.

X. OWNER EDUCATION

Information was included in the meeting packet regarding how insurance claims for unit to unit leaks are handled.

XI. NEXT MEETING DATE

The next Annual Meeting was set for Saturday, June 8, 2024 at 10:00 a.m. There was a request to do a live or hybrid meeting.

XII. ADJOURNMENT

Motion: Ned Calonge moved to adjourn at 11:30 a.m. The motion was seconded and carried.

Approved By: _____ Date: _____
Board Member Signature