

LAKE DILLON CONDOMINIUMS
ANNUAL MEETING
August 2, 2025

I. CALL TO ORDER

The meeting was called to order at 10:00 a.m. at the property.

II. PROOF OF NOTICE

Notice of the meeting was sent July 2, 2025.

III. ROLL CALL

Board members present were:

Walt Spring, President, Unit 301

Julie Hummel, Member, Unit 110

Brian Donalson, Member, Unit 304

Scott Roper, Secretary, Unit 207

Jeanne Berggren, Member, Units 107/108

Grant Swift, Member, Unit 201

Owners present were:

Steven Markley, Unit 102

Shawna Linccome, Unit 111

Karen & Mike Fried, Unit 203

Kedar Morarka, Unit 210

Diane & Walter Witkowski, Unit 212

Diane & David Love, Unit 302

Amy Bowden, Unit 304

Amy Grobin & Dave Gilbert, Unit 109

Trixie & David Roy, Unit 112

Michelle Hibble (representing Husler), Unit 205

Sean Ugrin, Unit 211

Wendy Spring, Unit 301

Bessie Braesch, Unit 303

Proxies were received for Units 104, 106, 208, 305 and 306. With units represented in person and by proxy a quorum was confirmed.

Representing Summit Resort Group (SRG) were Peter Schutz, Kimberlyn Bryant and Brian Ross. Barb Richard and Linda Collins from the Town of Dillon were guests at the meeting. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

IV. APPROVAL OF 2024 ANNUAL MEETING MINUTES

Motion: Julie Hummel moved to approve the August 3, 2024 Annual Meeting minutes as presented. Steven Markley seconded and the motion carried.

V. TREASURER'S REPORT

A. Year-to-Date Balance Sheet & Income Statement

Peter Schutz reported that as of June 30, 2025, the Balance Sheet reflected \$30,071 in Operating and \$58,871 in Reserves. The P&L reflected Operating surplus of \$5,987 (4%). All Reserve transfers have been made.

Motion: Julie Hummel moved to approve the Financial Report. Grant Swift seconded and the motion carried.

VI. PRESIDENT'S REPORT

Walt Spring reported that Dave Gilbert and Sean Ugrin worked with a contractor to resolve the noise from banging pipes.

The informal committee (Walt Spring, Dave Love and Ken Lehman) to explore rebuilding the property determined that due to financial and zoning constraints, the concept is not feasible at this time. Key issues include the requirement for owners to fund a complete buy-in, rental income loss during a multi-year construction period and anticipated resistance from the Town of Dillon to increased building height or density.

Given current market conditions, it was recommended that the Association focus on “preservation” rather than redevelopment. Concerns were raised about long-term risks due to aging infrastructure, such as aluminum wiring and the lack of fire suppression systems. There was discussion about preparing a contingency plan in the event of a catastrophic event.

VII. MANAGING AGENT'S REPORT

A. *Completed Projects*

1. Annual DORA/State registration.
2. Continued vole and mice extermination.
3. Annual inspections and elevator/domestic water backflow testing.
4. Tree treatments.
5. Insurance renewal with Philadelphia Indemnity Insurance Company.
6. Pipe noise mitigation.
7. Lake side paver replacements and repairs.

B. *Rental Report*

Short-term rental income is slightly down from last year. More owners are shifting to seasonal November–April rentals. Summer 2025 bookings were strong. June revenue nearly doubled compared to 2024 and July and August are trending higher as well. Monthly rental rates have increased \$100–200 year-over-year.

C. *Owner Education*

The building is currently insured for full replacement cost. Owners are encouraged to review and update their HO-6 (interior) insurance coverage. There is now a large deductible on the Association's policy. Owners should ensure their personal policies include upgrade, Special Assessment and loss of use coverage.

If the Board approves upgrades to electrical systems to bring them up to code, it may be possible to negotiate removal of the wiring exclusions or lower the premium. Several owners shared personal experiences and strategies related to insurance claims and coverage options.

VIII. OLD BUSINESS

A. Building Electrical & Fire Safety

There was an overview of potential electrical upgrades, including replacing the 60-amp panels, addressing outdated aluminum wiring connections and adding a full building fire suppression system. The panel upgrade cost is estimated at \$6,000 per unit if done individually, with likely savings through a group contract. Fire suppression would require a new two-hour rated ceiling and mechanical contractor work.

Motion: A motion was made to authorize the Board to investigate options and the cost to bring the electrical panels and wiring into compliance with current code without requiring full rewiring. The motion was seconded and carried unanimously.

B. Deck Conditions

Several decks are showing signs of deterioration. The main issues identified include soft spots in certain areas, indicating weakening of the structure, delamination and failure of the OSB subfloor, which may be exacerbated by the age of the materials and ongoing exposure to moisture, compromised or missing vapor barrier and damage to the carpeting, suggesting that water infiltration is occurring beyond just the deck surface.

The Board and management are actively evaluating next steps, including whether broader inspection or replacement projects may be necessary. An assessment next year is likely for this work. Owners were encouraged to report any deck concerns promptly so that spot inspections and temporary repairs can be made as needed.

IX. NEW BUSINESS

A. Parking Lot

The parking lot will be seal coated in about two weeks. It will not be accessible for one or two days.

X. ELECTION OF OFFICERS

The terms of Walt Spring, Brian Donalson and Grant Swift expired and all incumbents were willing to run again. There were no other nominations from the floor.

Motion: Jeanne Berggren moved to re-elect the three incumbents. The motion was seconded and carried.

XI. TOWN OF DILLON PRESENTATION

Linda Oliver and Barb Richard provided an update on key initiatives within the Town of Dillon.

1. Community Forums - The Town is hiring a facilitator to launch stakeholder forums in late August through October. Input will be gathered from full-time residents, second homeowners, businesses and students. The forums will be hybrid (in-person and online) with a possible survey component. The focus is on visioning for the Dillon town core including building height, density, uses, parking solution, and more. The last major feedback effort (the 2020 Master Plan) lacked full community participation due to the pandemic.

2. Economic Development Advisory Committee (EDAC) – The EDAC was recently re-established with seven members, including owner Sean Ugrin. The group will advise the Town Council on revitalization, business support and town core planning.
3. Uptown 240 Update - The developer is seeking construction financing. They completed required selective demolition by July 2025. Structural reports confirmed the remaining frame is sound. A \$1 million Town grant (to be repaid via real estate transfer fee) helped fund demolition and code updates. The developer has until October 2028 to complete the project but there are no punitive mechanisms in place if deadlines are missed. The plan is to construct 80 condominiums including nine workforce housing units.
4. Conceptual Lakefront Restaurant - A proposed new restaurant complex could replace the former Tiki Bar and Arapahoe Café. It is still in the conceptual stage and location and operation plans are not finalized.
5. New Local Businesses - Coffee Lab, Dillon Thai and Raquel's have all opened recently and have been well received.
6. Alley Activation Project – The alley between the CMC building and bowling alley was cleaned and furnished as a casual public space.
7. Amphitheater Financials - The venue generates substantial revenue (about \$9 million annually) and can cover its operating costs and debt service. Net income varies depending on show volume but remains positive. The Town Council will continue reviewing event programming and amphitheater utilization during the upcoming budget retreat.
8. Town Governance - Three new Council members were elected in 2024 and five of the seven members are now relatively new. The current Council aims to increase transparency and resident engagement. Residents are encouraged to subscribe to the Town of Dillon newsletter at www.townofdillon.com. to stay informed.

XII. NEXT ANNUAL MEETING DATE

The next Annual Meeting was scheduled for Saturday, August 1, 2026 at 10:00 a.m.

XIII. ADJOURNMENT

The meeting was adjourned at 11:44 a.m.

Approved By: _____ Date: _____
Board Member Signature