

**ANCHORAGE CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
June 5, 2021**

**I. TOWN OF DILLON UPDATE**

Mayor Carolyn Skowyra and Police Chief Cale Osborn provided an update on town activities. The Farmer's Markets will be starting this Friday and the official concert season gets underway on Saturday. The schedule is posted online at [www.dillonconcerts.com](http://www.dillonconcerts.com). There will be about 15 paid shows and 18 – 20 free shows. Upper Tenderfoot Hill is closed off while the parking is being redone. The Town Park construction has started and will address conduit and in-ground items. The turf should be in good shape by the end of the summer. The ice castle will not be returning next winter due to damage to the grounds. This past winter, groomed ski paths were added on the lake. An ice skating rink may be added next winter.

The County has lifted all COVID restrictions. Individual businesses can request that individuals who are not vaccinated continue to wear masks.

**II. CALL TO ORDER**

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

Board members participating were:

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

Ned Calonge, Treasurer, #44  
Kathy Martinez, Member, #23

Homeowners participating were:

Ellen & Ron Lamb, #12  
Beth O'Neill, #14  
Cathy Mumford & Joan Camus, #22  
Kathy Martinez, #23  
James Cover, #26  
Katherine McDermott, #32  
Anthony & Francis Musco, #35  
Richard Crabtree & Candyce Cole, #41  
Ken & Lavonne Kaiser, #44  
Susan Calonge, #54  
Ruth Sherry, # 15

Judy Richardson, #13  
Kim Conway, #14  
Dick Bowman, #22  
James & Vicki Goodwyn, #24  
Janet Stokes, #31  
Nancy Brauer, #34  
Scott Owens, #36  
Florrie Katchen, #42  
Joel Darr, #46  
Aivars Ziedins, #55

Representing Summit Resort Group (SRG) were Kevin Lovett, Kevin Carsen, Maxwell Crino and Robert Loeb. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**III. PROOF OF NOTICE & ESTABLISHMENT OF QUORM**

Notice of the meeting was sent on May 5, 2021. With units represented and proxies received a quorum was confirmed.

**IV. REVIEW MINUTES OF 2020 ANNUAL MEETING**

Ken Kaiser noted a correction to the spelling of his name.

**Motion:** Ned Calonge moved to approve the minutes of the June 6, 2020 Annual Meeting as amended. Kathy Martinez seconded and the motion carried.

## V. TREASURER'S/FINANCIAL REPORT

### A. *Year-to-End Financials*

Kevin Carson reported that as of April 30, 2021, the Association had \$37,453 in Operating cash, \$54,849 in the regular Reserve account and \$34,376 in the Special Assessment Reserve account (for the exterior project and loan cash flow). The Association ended the fiscal year \$9,665 under budget. There were overages in Building Maintenance (\$2,597) and Water & Sewer (\$2,154) and savings in HVAC Repairs & Maintenance (\$1,299), Gas (\$3,305) and Landscaping Expense (\$1,403). All Reserve contributions were made.

### B. *2021/2022 Budget Ratification*

The 2021/2022 Operating Budget as written included a 5% dues increase. It was ratified at the Budget Ratification Meeting on April 30, 2021. The increase will cover Operating costs and the Reserve contribution will remain unchanged. The largest driver was natural gas, which is expected to increase 30% this year. The new dues were reflected on the owner statements starting on May 1<sup>st</sup>.

## VI. MANAGING AGENT'S REPORT

Kevin Carson presented the Managing Agent's report.

### A. *Projects*

General items included additional recycling signage, pool main drain leak detection, swallow mitigation, zone valve replacements, spring clean-up, aerating, fertilizing and irrigation start-up, fireplace and fire extinguisher inspections, sewer lift station repairs, pool acid washing and vole mitigation. Capital projects included retaining wall inspection, repairs and fencing, boiler recirculation pump repair, left boiler replacement, heat tape repairs and Manager's unit door replacement.

### B. *Reminders*

1. Owners are asked to pick up after their pets. Bags are available around the property.
2. 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 and pizza boxes and soiled food containers cannot be recycled. All regular garbage should be disposed of in the dumpster.
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. Max Crino is the new on-site Manager.

## VII. ASSOCIATION BUSINESS

### A. *Update on Exterior Projects*

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

1. Retaining Wall - The construction was approved at last year's meeting. Once the loan and Denver Water Board approvals were received, work started on the wall in September. The rocks at the bottom have been cleaned out. Weep holes and PVC piping are being added for proper drainage. The project could not be completed before winter and work started again this past week. The steps from the pool to the lake have been replaced. The railing and cracks in the wall remain to be completed. A fence has been installed around the entire property. This year, another coating of 1' – 2' rocks will be added along the base of the wall going 18" up.
2. Pool – The pool should be open by early July. There is a circulation pump problem that needs to be resolved. The fencing from the seawall will be re-used around the pool. Additional chaise lounges have been ordered. The hot tub is still in question. The pipe leak repair will occur in the area near the Manager's unit.
3. Balconies – The railing design will be similar to the seawall. The attachment of the railings had to be re-engineered. The first bid was considerably higher than anticipated due to construction cost increases. There was negotiation with the contractor and a revised bid has been submitted but not yet reviewed. The stairwell handrails and walkways will be part of this project. The permit applications have been submitted and are in process. There is a mock-up of the proposed design in front of #14. The top cap will be 5" brown Trex that matched the stonework. The Board was thanked for their work on this project.

Owner comments and questions addressed the following:

1. Balcony Order – The balconies will be cut to length in Denver. The contractors will work on one building at a time and it should take 1 – 1.5 days per building. There is no set plan for the start order. All work will be done from the outside with the goal of minimizing disruption to occupants.
2. Leaks – There are some issues with leaks from the balconies affecting unit interiors, which will be addressed as routine maintenance this year.
3. Pool Decking – Bids were received last year but the decking project had to be postponed because of the pipe leak. The Board will be looking at options. This project will be scheduled for next spring.

### B. *Approve Rules & Regulations Update*

Ken Richardson noted that the property name in the Bylaws is Anchorage Condominium Association, although it is referred to as Anchorage East. The original rules were written in 1970 and they have been amended over the years but not all changes were recorded. He used the rules from five other Associations to determine what was missing or should be changed in the Anchorage document and developed a draft, which has been refined over the past four months. The draft, which was adopted by the Board on May 12, 2021, was sent to all owners. He reviewed highlights of the changes:

1. Unit Access – The manager can unlock the unit to provide access for contractors upon owner request, but is not required to remain in the unit or secure the unit after the contractor leaves.

2. Quiet Time – The quiet hours are 10:00 p.m. – 8:00 a.m.
3. Recycling – Plastic bags and glass cannot be recycled in the bin.
4. Dumpster – Disposal of construction debris and furniture in the dumpster is not permitted.
5. Fireplaces – A fire screen must be in place when the fireplace is in use. Fires must be completely extinguished before occupants leave the unit. Ashes must be disposed of in the ash can by the dumpster.
6. Grills – Gas or electric grills are permitted on decks. Charcoal grills are prohibited.
7. Storage – Personal items may not be stored on walkways, landings or stairwells.
8. Unit Safety – Thermostats shall be set at no less than 65 degrees from October through May to prevent frozen pipes. All units must have a fire extinguisher and smoke and carbon monoxide detectors. All washing machines must have stainless steel braided hoses.
9. Parking – Small RVs may be parked if they fit in one parking space. Trailers are not permitted. Parking for longer than three days when the owner is not in residence requires permission from the Manager. Sleeping in vehicles is not permitted.
10. Pets – Only owners of record and their family are allowed to have household pets. All pets must be leashed while on common area. Pet waste must be picked up.
11. Pool and Hot Tub – The hours of operation are 8:00 a.m. – 10:00 p.m. The maximum hot tub capacity is six people with a limit of 30 minutes when there is another group waiting.
12. Bicycle Storage – Bicycles must be stored in racks and should be tagged with the owner name.
13. Unit Remodeling – Owners must submit a remodel request to the Board for review and approval before doing work in their unit, including new doors, windows or electrical.
14. Enforcement – There are fines for non-compliance with the rules and for late payment of dues.

Some owners were concerned about ensuring their units are secured after contractor access. Kevin Lovett explained that contractors do not always inform management when they leave the unit so it is difficult to coordinate. Owners can call the office to request this service. The Association will not be held responsible for ensuring units are locked.

*C. Proposed STR Rules & Regulations Update*

Ned Calonge said the committee discussed several alternatives. There were differences of opinion among the committee members, some of whom rent and other who do not, and they did not come to a final consensus. The goal was to build the sense of community and decrease the impact of short-term renters on the enjoyment of others. The most significant areas of disagreement were:

1. Minimum Length of Stay – The two night (weekend) stays, while the most common rental duration, appear to be the cause of most problems. Minimum stays ranging from three nights to two months were considered. Although there was not consensus, the Board selected six nights for the purpose of discussion. This restriction would eliminate weekend only stays and will likely decrease rentals significantly.

2. Maximum Number of Tenants – For the purpose of discussion, the Board is proposing four adults plus two children 12 and under for two bedroom units and eight persons total for four bedroom units.
3. Other Issues – Should the requirement for rentals to go through a single rental agency be revisited, should owners be allowed to rent directly and should owners who rent be responsible for damage done to common areas by renters.

Owner comments and questions addressed the following:

1. An owner commented that most of her stays are 6 – 8 nights and consist of two couples.
2. There was a question about limiting the four bedrooms to eight people instead of allowing two children for a total of ten Ned Calonge said it was the feeling of the committee that eight occupants was already a large number and the four bedroom units do not have more common living space than the two bedrooms. Parking was another consideration.
3. A seven-night minimum would change the tax implications; rentals of less than seven days are considered a business. Summit County regulations specify that short-term rentals are anything less than 30 days.
4. Owners renting directly to friends is not addressed in this draft. One of the main issues is how rules enforcement would be handled.
5. The on-site Manager should be helping to monitor and enforce the rules.
6. A three-night minimum would be more reasonable than a six-night.
7. Owners who rent short-term are supposed to have an agent who can respond to complaints.
8. Summit Resort Group (SRG) should be vetting rental guests more carefully. Kevin Lovett said SRG tries to ensure renters are aware of the rules, but guests often check in after hours.
9. Renters in Building 1 were allowed to have a dog and the grass was destroyed.
10. There is no restriction on the number of rental units in the complex in the Bylaws and the complex has not been FHA certified for loan purposes.
11. Lower rental rates generally correlate with bad behavior by guests and raising the nightly rate instead of the length of stay could address some of the issues.

A straw poll vote was conducted: there were eight in favor of a three or four-night minimum and nine in favor of a six-night minimum.

**Motion:** Jim Goodwyn moved to institute a six-night minimum for rentals effective August 1, 2021. Cathy Mumford seconded. In discussion, there was a suggestion to start with a three-night minimum and to increase it if it is not effective. Ned Calonge noted that the Board has the authority to make this decision without an owner vote. Alternatively, a mail vote could be conducted and the Board could take the results under advisement in their decision. There was no vote on the motion.

**Action Item:** Ned Calonge will create a poll that includes questions on the minimum length of stay, maximum occupancy and single management company restriction. Owners will have one week to respond via email. The Board will use the data to make a decision.

*D. Kayak Storage*

There has been an increase in the need for kayak storage. It is hoped the seawall will be completed by July 1<sup>st</sup>. There are currently six storage slots. A survey was conducted and eight owners responded that they were interested in storage. The seawall needs to be completed before the decision is made to add racks. Since the wall is a common element, straps cannot be attached.

*E. Annual Disclosure*

The required annual disclosures related to House Bill 14-1254 and CCIOA were included in the meeting packet and are posted on the website.

**VIII. RATIFY ACTIONS OF THE BOARD FOR THE PREVIOUS YEAR**

**Motion:** Ken Kaiser moved to ratify the actions of the Board for the past year. Florrie Katchen seconded and the motion carried.

**IX. BOARD OF DIRECTORS ELECTION**

The terms of Ned Calonge, Ken Richardson and Linda Oliver expired this year and all incumbents were willing to serve additional terms. There were no other owner nominations received prior to the meeting or made from the floor.

**Motion:** Florrie Katchen moved to re-elect Ned Calonge, Ken Richardson and Linda Oliver to serve three-year terms. James Goodwyn seconded and the motion carried.

**X. NEXT MEETING DATE**

The next Annual Meeting was set for Saturday, June 4, 2022 at 10:00 a.m.

**XI. NEW BUSINESS**

Katherine McDermott commented that there were some large Spruce trees in poor condition that were removed and replaced in kind. She anticipated they would grow too tall under the eaves and recommended planting bushes instead. Jeff O'Neill said landscaping will be addressed next year.

The unit inspections are done weekly during the winter and bi-weekly during the summer. Owners should report any issues to the SRG office.

Jeff O'Neill recognized long-time owners Ginny Bowman and Charlie Oliver, who passed away this year.

**XII. ADJOURNMENT**

**Motion:** Ned Calonge moved to adjourn at 12:37 p.m. Lavonne Kaiser seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member Signature