

**ANCHORAGE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
June 7, 2025**

I. TOWN OF DILLON UPDATE

Town of Dillon representative provided an update. Several new businesses were highlighted including a coffee lab, Dillon Thai restaurant and Raquel's, which offers Nicaraguan cuisine. Community engagement is growing with a planned pop-up park near Colorado Mountain College and expanded volunteer opportunities. Upcoming infrastructure work includes fiber installation and potential food truck nights in the alley. Demolition at Uptown 240 has been completed and the Best Western project remains under legal negotiation. Town Council rejected a high-density waterfront development following a public referendum. A new restaurant design near the amphitheater is still under consideration.

II. CALL TO ORDER

The meeting was called to order at 10:24 a.m. in Dillon Town Hall and 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:

Ron Laub, #12*
Scott Meyer, #21
Josh & Natalie Mayer, #31*
Jeffrey & Nancy Brauer, #34
Richard Crabtree & Candyce Cole, #41
Richard Smith, #43
Jamie & Mary Lou Flight #45
Aivars Ziedins, #55
Kim Conway, #14

John Sherry, #15
James Cover, #26*
Larry & Karen Bruner, #33
Anthony Musco, #35
Florrie & Jill Katchen & Kathy Boyle, #42
Rod Johnson, #44
Susan Calonge, #54
Jim & Marie Hall, #56*

Representing Summit Resort Group (SRG) were Kevin Lovett and Gail Filkowski. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

III. PROOF OF NOTICE & ESTABLISHMENT OF QUORUM

Notice of the meeting was sent on May 7, 2025. With 22 units represented, a quorum was confirmed.

IV. REVIEW MINUTES OF 2024 ANNUAL MEETING

Motion: Ned Calonge moved to approve the minutes of the June 8, 2024 Annual Meeting as amended. Linda Oliver seconded and the motion carried.

V. TREASURER'S/FINANCIAL REPORT

A. *Year-to-Date Financials*

Gail Filkowski reported that as of April 30, 2025, the Association had \$14,508 in Operating cash, \$41,075 in the regular Reserve account and \$11,454 in the Special Assessment Reserve account. Total Expenses were \$3,211 (1%) under budget. There were overages in Water & Sewer (\$2,300), Snow Removal (\$2,300), Pool & Hot Tub (\$3,867) and Pet Control (\$2,692) and savings in Building Maintenance (\$1,695), Boiler Repairs & Maintenance (\$1,952), Gas (\$3,400) and Insurance Claim Deductible (\$10,000). All owners were current with dues payments.

There was additional clarification on the loan balances and Capital Reserves. The loan for the boiler project has been paid off and the remaining loan balance relates to the railings, pool fence cover and lights, which was required by the insurance carrier to maintain eligibility for coverage.

VI. ASSOCIATION BUSINESS

A. *Manager's Report*

Gail Filkowski reviewed highlights of completed and pending projects. Completed projects included boiler, water heater and pool heater replacement, electrical supply line replacement for Building 4, additional security cameras in the parking lot and mechanical room, tree limbing and removal, annual tree treatment, trash enclosure repairs, hot tub leak repairs, installation of a new kayak rack, bird mitigation, sewer pipe leak repair in the mechanical room. Pending projects include stump grinding, installation of a water sensor in the mechanical room, hot tub cover replacement, pool drain pipe liner installation, address number installation on all buildings, electrical upgrades for the remaining buildings, new storage shed delivery, clean-up of trees and shrubs above the parking lot retaining wall (by the Town since it is their property), obtain bids for parking lot repaving including drainage improvement and a solution for the asphalt in front of the shed and fill potholes.

B. *Projects Update*

There was discussion regarding the condition of the hot tub. While currently operational, future replacement may require compliance with ADA codes and commercial grade equipment, potentially costing up to \$150,000. Several options were discussed, including prohibiting rentals to avoid the commercial designation, creating a rental use surcharge or continuing repairs to the existing equipment under the grandfathered status. Kevin Lovett cautioned that it is likely the County will require any replacement hot tub to be commercial grade, even if there are no units being rented. There was a suggestion to resolve the problem by removing the hot tub.

Action Item: The Board will do further research on the legal, insurance and financial implications of replacing the hot tub with a commercial grade, ADA-compliant model and prepare a list of options for owner discussion.

C. Internet/TV Transition

The ResortInternet installation is targeted for mid-June. Some electrical work is required before they can plug in their temporary equipment. The new service will include high-speed Wi-Fi and streaming TV (Roku-based) using an Ethernet or data cable connection from a single access point in each unit. The Roku sticks will be pre-loaded with the most popular streaming apps and Choice TV to access local television channels. They will be bringing fiber into the building, which is expected to occur in the next six months. Owners who have individual internet service through Comcast will be able to cancel the service.

Concerns regarding customer service and reliability of new service were raised. Gail Filkowski said two properties she manages had the old ResortInternet service using a satellite dish and it was problematic. They have since upgraded to the new service and there have been very few problems. The new contract has a five-year term and the cost will be comparable to the Comcast contract, but will include internet. The Comcast equipment will have to be returned within the next three weeks.

Action Item: Gail Filkowski will provide the final installation schedule, instructions for use and the equipment return process.

D. Rules & Regulations Reminder

All Association documents can be accessed on the website www.srghoa.com.

There was a comment that one owner has not painted their brown window frames and there is a barbecue on a deck. Gail Filkowski said it might be an electric grill, which is allowed.

Action Item: Gail Filkowski will follow up.

VII. BOARD OF DIRECTORS ELECTION

The term of Kathy Martinez expired this year and she was willing to step aside if another owner was interested in serving on the Board. Josh Mayer indicated his willingness to serve and provided biographical information. There were no other owner nominations received prior to the meeting or made from the floor.

Motion: A motion was made to nominate and elect Josh Mayer to the Board. The motion was seconded and carried.

Kathy Martinez was thanked for her service on the Board.

VIII. ANNUAL DISCLOSURES

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

IX. OWNER EDUCATION

Kevin Lovett noted that the new Property Manager Mike will start training on Monday and move in when Anthony departs at the end of the month. His days off will be Tuesday and Wednesday. Owners are asked to direct all calls for assistance through the SRG office.

Information on insurance was reviewed. Owners were reminded to adjust their personal policy deductibles in alignment with the HOA's increased deductible of \$10,000. Farmers Insurance will prohibit gas grills on decks or within 10 feet of buildings effective January 1, 2025.

X. NEXT MEETING DATE

The next Annual Meeting was set for Saturday, June 13, 2026 at 10:00 a.m.

XI. ADJOURNMENT

The meeting was adjourned at 12:09 p.m.

Approved By: Jeff O'Neill Date: 06/15/26
Jeff O'Neill (Jun 15, 2026 12:51:21 MDT)
Board Member Signature






ACE Annual Meeting Minutes 2025.06.07

Final Audit Report

2026-06-15

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