

**ANCHORAGE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
June 8, 2024**

I. TOWN OF DILLON UPDATE

Nathan Johnson and Rene Imamura gave the update. Performances at the amphitheater will start on Wednesday. Lake Dillon Beer Fest is next Saturday. Summer Sailstice will be June 22nd. Mountain Music kicks off on June 17th. The Town is working with the US Forest Service to construct 165 rental workforce housing units. There will be two roundabouts constructed on Highway 6. Partnered with US Forest Service on fire mitigation by Straight Creek. They are cutting standing dead trees. Uptown 240 is under new ownership and demolition is expected to start this summer. The project will proceed as originally planned but some modifications will have to be made for compliance with current code. The Best Western redevelopment came before Town Council in April and was approved. Since then, a referendum petition has been filed and certified. The project will be brought back to Town Council on June 25th. A new website “engagedillon.com” will be established in the next few weeks to publish information about this project.

Owner questions and comments addressed the following:

1. There was a comment that the new dock is very long and unsightly. Nathan Johnson responded that it was constructed to protect the other docks during storms.
2. There was a question regarding funding for the workforce housing. Nathan Johnson said it is primarily Summit County government. The Town of Dillon has purchased two units that will be designated workforce housing. There are no bond issues right now.
3. There was a question regarding the relocation of the Arapahoe Café for the redevelopment. Nathan Johnson said they have talked to the Historical Society and Yacht Club.
4. An owner suggested bringing back the fireworks on July 4th. Owners were encouraged to bring this request to the Town Council.

II. CALL TO ORDER

The meeting was called to order at 10:30 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
Ruth & Jen Sherry, #15
Kathy Bowman Mumford, #22*
James & Vicky Goodwyn, #24*
Natalie Mayer, #31*
Larry & Karen Bruner, #33
Anthony Musco, #35*
Richard Crabtree & Candyce Cole, #41
Richard Smith, #43

Beth O’Neill, #14
Scott Meyer, #21
Tom Boarman, #22
James Cover, #26*
Sandra & Scott Kruse, #32
Nancy Brauer, #34
Scott Owen & Mary Chamberlin, #36*
Florrie Katchen & Kathy Boyle, #42*
Tom Darr, #46

Linda Oliver, #51
Susan Calonge, #54*

Matt Whitehouse, #52
Aivars Ziedins, #55

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 9, 2024. With units represented and proxies received, a quorum was confirmed.

IV. REVIEW MINUTES OF 2023 ANNUAL MEETING

It was noted that Tom Darr's unit should be listed as #46 and not #45.

Motion: Ned Calonge moved to approve the minutes of the June 10, 2023 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, 2024, the Association had \$7,379 in Operating cash, \$59,462 in the regular Reserve account and \$12,683 in the Special Assessment Reserve account. Total Expenses were \$25,769 over budget. There were overages in Building Maintenance (\$5,308), Boiler Repairs & Maintenance (\$6,625), Snow Removal (\$4,874), Pool & Hot Tub (\$4,118), Pest Control (\$1,940) and Landscaping (\$6,248).

VI. ASSOCIATION BUSINESS

A. Manager's Report

Completed projects included swallow mitigation/bird spray, pest control/vole mitigation, irrigation start-up and spring clean-up, pool clean and fill, parking lot drain tile repair, backflow inspection, fireplace and chimney inspections and cleaning, mechanical preventative maintenance, boiler inspection and repairs, pool scoping and leak detection, installation of an additional bike rack, bollard light repair, additional motion sensors for parking lot lights, new umbrellas for pool and mechanical room electrical replacement project. Pending projects include asbestos abatement in mechanical room, adding metal caps on roof support beams, tree treatments, changing method for pest control/bait boxes, rebuild retaining wall between Buildings 3 and 4, pool main drain repair/lining, new mulch for flower beds, repaving of parking lot, manager's unit appliance inspection/repairs, artificial turf by pool, plywood painting in stairwell of Building 5, building signage and fire extinguisher inspection.

B. Rules & Regulations 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.
4. 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.

5. 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.
6. The Association has approved a new policy governing sunshade installation on the lake side balconies. It is posted on the website for review.
7. 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.
8. Owners are responsible for providing their renters and guests with the Rules and Regulations.
9. All Association documents can be accessed on the website www.srghoa.com.

VII. ASSOCIATION BUSINESS

A. *Projects Update*

1. Governing Document Amendments – Amending all the governing documents would be a very large and expensive project.
2. Pool Main Drain Repair/Lining – The pool scoping vendor has recommended lining the pipe from the drain to the mechanical room. The pool is open and the water is at 82 degrees.
3. Re-Paving of Parking Lot and Establish Budgeting – There are several areas of asphalt that are damaged or uneven and problems with drainage that result in the formation of ice. There was a suggestion to check the plumbing under the parking lot before it is repaved.
4. Change Method for Pest Control/Bait Boxes – Service is being provided monthly but there appears to be more of an infestation this year. The vendor suggested adding bait boxes. There was discussion about spraying with mineral or castor oil.
5. Artificial Turf by Pool – There was discussion about replacing the grass with artificial turf but leaving the drip line for flower pots. The cost estimate is around \$4,000 - \$6,000. The warranty should be confirmed.

B. *Rules and Regulations Reminders*

1. Rules and Regulations - Posted on the website www.srghoa.com.
2. EV charging — Charging is currently prohibited by Anchorage East. The outdoor outlets have been shut off.
3. Kayak storage — There is a yearly lottery for specific rack assignments. Owners are reminded to use their own space. All owners were assigned one space this year. Use of the racks is self-managed and is a privilege. Owners are asked to be respectful of their neighbors. There was a suggestion to provide covered storage for equipment during the summer.
4. Staff - Gail Filkowski reviewed the contact information for the SRG team. Owners were encouraged to contact or email Gail or the SRG office to report issues at the property. Anthony Smith is the onsite Property Manager for ACE, but he does not work full-time for the Association.

VIII. BOARD OF DIRECTORS ELECTION

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

Motion: A motion was made to re-elect the three incumbents by acclamation. The motion was seconded and carried.

IX. ANNUAL DISCLOSURES

Information regarding the fees were included in the meeting packet and are posted on the website.

X. OWNER EDUCATION

Information was included in the meeting packet regarding the Association insurance and recommended owner coverage. The deductible was increased from \$5,000 to \$10,000 and owners should make sure the limit of their policy are adjusted accordingly. Farmers Insurance will be prohibiting gas grills on decks and within 10’ of the building, effective January 1, 2025.

XI. NEXT MEETING DATE

The next Annual Meeting was set for Saturday, June 7, 2025 at 10:00 a.m.

XII. ADJOURNMENT

The meeting was adjourned at 11:42 a.m.

Approved By: _____ Date: _____
Board Member Signature