

**DRAKE LANDING ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 16, 2021**

I. CALL TO ORDER

The meeting was called to order at 10:02 a.m. via Zoom.

Board members present were:

Bruce Anderson, President, B8	Tim Colton, Vice President D10
Laura Snow, Secretary/Treasurer, A9	Brett Amedro, Director A3/A5

Owners present were:

Barbara Strauss & Paul Finkle, A12	Gordon & Bev Haines, B1
Colette Berg, B3	James Davenport, B5
Karen Gerken, B6	Connie Anderson, B8
Brooks & Karen Rarden, B10	Stephanie Bristley, C3
LanaMcClaughlin, D2	Terry Bennett, D4
Yelena Hurning, E6	Cristy Meyer, E10

Representing Summit Resort Group was Kevin Lovett.

II. PROOF OF NOTICE/CERTIFICATION OF QUORUM

Notice of the meeting was sent September 16, 2021. With fifteen properties represented in person and eleven by proxy a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

James Davenport motioned to approve the minutes of the October 17, 2020 Annual Meeting as presented. Brooks Rarden seconded and the motion carried.

IV. FINANCIAL REPORT

A. Year-to-Date as of August 31, 2021

Kevin Lovett reported that as of August 30 2021, the Association balances were \$9,563 in Operating and \$285,350 in Reserves. Actual Operating expenses total \$177,381 to date vs. \$180,066 budgeted.

B. 2022 Budget

The 2022 Budget was presented. The 2022 Budget includes a \$0.015 increase to dues per square foot. The Board noted that this increase comes after careful analysis of both operating and reserve expenses. \$110,000 will be contributed to the Reserve fund for the year. With no objection the budget was considered ratified.

V. ELECTION OF DIRECTORS

The term of Bruce Anderson expires this year. Bruce was not interested in running for re-election. Bruce nominated Brooks Rarden to serve. There were no other volunteers / nominations. Upon discussion Bruce moved to elect Brooks to the Board of Directors; James Davenport seconds and the motion passed. Bruce Anderson was thanked for his many years of service!

VI. OTHER MATTERS

The following items were discussed under Other Matters:

A. Completed Items; In addition to the regular routine to do's completed, the following "highlight" completed items were reviewed:

- Asphalt crack seal, seal coat and restripe
- Concrete curb repairs
- Exterior painting
- Tree treatments
- Fire systems inspections
- Boilers, routine inspections

B. Owner Education; An Owner education piece with regard to "Insurance" was presented and discussed. Owners are reminded to ensure that they have an "HO6" insurance policy and are encouraged to review coverages with their individual agents.

C. Owner Reminders; The following "Owner Reminders" were discussed:

- House Rules – Owners were asked to review House Rules with tenants and guests. Owners that rent are required to post the House rules in their units.
- Hot Tub Rules – Owners are asked to review hot tub rules with tenants and guests (specifically "no glass" and "no unsupervised children") and to not share the hot tub entry code to individuals who are not residing at Drake Landing.
- Courtesy – Owners and tenants should be courteous to neighbors.
- Pets – Only owners are permitted to have pets and must pick up after them.
- Parking – Cars should be parked front bumper in and Owners are asked to not "overpark" the sidewalk (please do not allow the vehicle to over hang the sidewalk, as this interferes with pedestrians).
- Parking spot between C and D Buildings – Residents are reminded to not park in the parking space between C and D Buildings in the winter months as there is a parking lot drain in this location that must be kept clear. It was noted that a new sign has been obtained and will be put up in this area in the winter months noting "no parking".
- Parking in the spaces "across" from the D Building- Residents are reminded not to park long vehicles in the parking spaces across from the front of the D Building. When long vehicles are parked in these spaces it makes for very difficult vehicle exit of garages.
- Puffing- Owners are reminded that "puffing" (allowing vehicles to idle) is not permitted.
- Garages – Owners must make their garages available for parking and not use them for storage.
- Deck Surfaces – The mahogany deck wood is not meant to be stained. It can be sealed or oiled.
- Dryer vent cleaning- Owners are reminded to have their dryer vents cleaned regularly.

VII. NEW BUSINESS

The following New Business items were discussed:

A. Owner Comments; The following Owner comments were stated:

- An Owner thanked the Board and Management for their efforts.
- An Owner requested that her entry be vacuumed more frequently.

- An Owner stated reminder to not allow vehicle “puffing” and recommended regular reminders be sent.
- An Owner requested that additional aspen trees be planted near larger existing Aspen trees so that when the old aspen trees die, new ones will be growing to replace.
- An Owner requested that the rock beds in front of the building are collecting leaves and that they be blown out regularly.
- An Owner noted that there was overwatering of lawns in a few sections this past summer. Additionally, it was requested to not water the lawns near the “dog area” until after 10:30 pm.

VIII. SET NEXT MEETING DATE

The 2022 Annual Owner Meeting will be held on “similar” Saturday in October 2022.

IX. ADJOURNMENT

Colette Berge motioned to adjourn the meeting at 10:37 a.m. Barbara Stiltner seconded and the motion carried.

Approved: __The meeting minutes were approved via a vote at the 10/15/22 annual Meeting_____