

From: [Kevin Lovett](#)
To: [Kevin Lovett](#)
Subject: Drake Landing 2021 Annual Owner Meeting Minutes, follow up items
Date: Thursday, November 4, 2021 10:38:11 AM
Attachments: [Drake Landing 2021 Annual Owner Meeting Minutes.pdf](#)
[Drake Landing Board of directors 2021-22.pdf](#)
[Drake Landing 2022 Operating Budget Approved .pdf](#)

Dear Drake Landing Owners,

2021 Annual Owner Meeting

Thank you to all Owners able to attend the Drake Landing 2021 Annual Owner Meeting and thank you to all Owners that sent in proxies! The meeting was very productive as many important items were discussed. Minutes from the meeting are attached.

2022 Budget and Dues

The approved 2022 budget is attached. Please note that dues will increase by 1 ½ cent per square foot beginning January 1, 2022.

Board of Directors

Please see the attached 2021-22 Board of Directors list. BIG THANKS to Bruce Anderson for his many years of service- Thank You Bruce! Please welcome Brooks Rarden to the Board of Directors – Thanks Brooks for volunteering.

Winter Parking

Winter is fast approaching. Snow removal is always a problem. We want everyone to be aware of the rules so that cars are not towed. Occupancy at Drake Landing is getting close to 100% commercial and residential. Parking space is becoming a problem. Especially when there are several feet of snow that needs to be removed and hauled away. One of the prime rules is that between October 15 through April 15 all vehicles must be moved to alternate parking spaces every 48 hours to allow for proper snow removal. One car covered with 30” of snow can take up 3 or more parking spaces because our snowplow drivers will not risk damaging a vehicle trying to work around it. Summit Resort Group has been instructed to enforce the rules. No one wants to have a car towed! The Board knows it’s expensive. An unidentified car left covered in snow for over 48 hours will be towed. If you have any concern, register your car with Kevin Lovett at KLovett@srgsummit.com or phone 970-468-9137. Please do not park vehicles in the parking space between the C and D Buildings; there is a ground drain in this area, and it must be clear to allow proper parking lot snow melt drainage. Please also remember to not park “long” vehicles in the parking spaces across from the D Building; long vehicles parked in these spaces make it very difficult for vehicles to exit these garages.

House Rules

Thank you to all Owners who are familiar with and abide by the House Rules – this is appreciated! A copy of the complete Rules and Regulations can be found on the Drake Landing website, at http://www.srghoa.com/hoa_drake_landing.html. Please read them so there are no surprises.

Most of them come directly from the Declaration and By Laws and are only repeated so you don't have to read the full Declaration and By Laws. If you rent or loan your unit, you are required to have a copy posted in your unit so your guests are aware of the rules! The intent is to be fair - not to ruin anyone's vacation. Please also be sure to remind your guests and tenants to review the "hot tub rules"; specifically, no glass and no unsupervised children.

Garage Storage

Please remember that garages are for the parking of vehicles, not storage. All garages must be able to accept a vehicle for parking at all times. Please do not store hazardous materials in garages (such as gas, propane, etc). Items stored in garages such as gas can emanate odors that adversely affect neighboring units.

Pets

Only Owners are permitted to have pets! Owners with dogs are asked to walk their dogs in the dog park located between the C and D buildings.

Smoking

Smoking of any substance is prohibited in all common areas. Owners are reminded to be courteous to neighbors with regard to "nuisance" smells.

Car Puffing

Owner's with diesel powered vehicles are asked to park on one of the ends of the parking lot and not in the middle by the windows. Also, please park "front in" (please do not back in) to parking spots in front of the B and C buildings; units are very close to the parking lot and fumes from vehicles that are backed in enter units!). Please also do not park vehicles "over" the sidewalk.

Dryer Vent Cleaning

Please remember that the cleaning and maintenance of dryer vents is the responsibility of you as an individual unit Owner per section 9.2 of the Declaration. Please be sure to have your dryer vent cleaned regularly. Consider it Done Services is familiar with the dryer vents at Drake Landing and can be reached at 970-420-9867.

Dues Statements by Email

In order to save on expenses all monthly dues statements will be emailed to you. If you wish to receive your dues statement by regular mail, please contact Summit Resort Group to put in this request.

"ACH", Automatic Dues Payment

The Board of Directors strongly encourages all Owners to participate in the "ACH" (automatic dues payment) program. This allows for an automatic deduction from the account each month to cover your dues payment. There is no cost and no "lost checks in the mail" issues! Please contact Summit Resort Group to set up the ACH payment!

Dumpster Usage/ Please Break Down Boxes

Please remember that the dumpsters are for regular household trash disposal only (please no

furniture, TV's, large items, etc – these items should be taken to the landfill or recycling center). Please also remember to place trash “in” the dumpsters and please be sure to break down boxes!

Board of Directors meeting dates

Dates for 2022 Drake Landing Board of Directors meetings are tentatively scheduled as follows:

February 4, 2022 at 2:00 pm

May 20, 2022 at 2:00 pm

August 26, 2022 at 2:00 pm

Meeting dates are subject to change. All meetings are planned to be held via Zoom. Owners are welcome to attend any Board meetings! Please check in with SRG prior to the meetings to ensure that no change to meeting dates has occurred.

2022 Annual Owner Meeting

The 2022 Drake Landing Annual Owner Meeting is tentatively scheduled to be held on Saturday October 15, 2022 at 10:00 am.

Please remember that all Drake Landing Association documents may be found at http://www.srghoa.com/hoa_drake_landing.html

Thank you for your support and cooperation and best wishes to all for a wonderful Winter Season!

Sincerely,

Drake Landing Board of Directors