

**LAKE DILLON CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
August 10, 2019**

I. TOWN UPDATE

Town of Dillon representatives Brad Bailey and Carri McDonnell provided an update on town activities.

- New residential development includes the 110 room extended stay hotel Homeland Suites, an 80 unit condominium building Uptown 240 with a restaurant on the main floor and the second phase of Sail Lofts consisting of 24 condominiums in both phases with six deed-restricted units in each building.
- Construction of an urgent care center behind the Dam Brewery will start this fall along with 18 condominiums. Vail Health will start construction on a 10,000 sq.ft. orthopedic facility on the lot below City Market this fall.
- Panera Bread will be building a facility at the end of Dillon Ridge Road. There are preliminary discussions about redevelopment of the commercial property at the corner of Highway 6 and LaBonte. The Ruby Tuesday lease expired and they moved on. The building owners are working on finding a new tenant.
- There have been record numbers at the amphitheater shows. The donation wall at the amphitheater will be completed this fall.
- The bus shelters are being upgraded and ADA improvements are ongoing.
- A parking study was commissioned to analyze the number of daily visits, assess the impact of events and examine the feasibility of a parking structure. The Marina Master Plan is being updated and will address short term boat trailer storage, moving the marina shop and dedicating a spot for a year-round restaurant.
- A study is underway to identify how to make Dillon more pedestrian friendly. Light replacement continues.
- A secondary disk golf course was added by the cemetery. The concrete for one of the tennis courts was replaced and restriped for tennis and pickleball. The first phase of the town park work is underway and the Farmers Market should be moved back to that area in the next year or two.
- There about 200 owners who have registered for short term rental licenses. The fees are being used to pay a company to track short term rentals.
- The Lodgepole Street improvements will be completed.
- There are discussions with the Forest Service about partnering to construct affordable housing on a 10 acre parcel of their land on County Road 51.

II. CALL TO ORDER

The meeting was called to order at 10:42 a.m. in the Lake Dillon Condominiums meeting room.

III. PROOF OF NOTICE

Notice of the meeting was sent July 10, 2019.

IV. ROLL CALL

Board members present were:

Walt Spring, Treasurer, Unit 202/301
Jeanne Berggren, Member, Unit 107/108

Julie Hummel, Member, Unit 110

Owners present were:

Steven & Julia Markley, Unit 102
Grant & Lynn Swift, Unit 201
Karen & Michael Fried, Unit 203
Sherri & Rick Landwehr, Unit 209
Walter & Diane Witkowski, Unit 212
Brian Donalson, Unit 304

Dave & Gail Gilbert, Unit 109
Wendy Spring, Units 202/301
Edward & Suzanne Husler, Unit 205
Suzanne Spencer, Unit 211
Richard & Bessie Braesch, Unit 303

Proxies were received from Units 103, 104, 105, 106, 111, 112, 204, 206, 207, 208, 210, 302 and 306. With 15 units represented in person and 13 by proxy a quorum was confirmed.

Representing Summit Resort Group were Peter Schutz and Chris Riley. Erika Krainz of Summit Management Resources was recording secretary.

V. APPROVAL OF 2018 ANNUAL MEETING MINUTES

Motion: Julie Hummel moved to approve the minutes of the August 11, 2018 Annual Meeting as presented. Walt Spring seconded and the motion carried.

VI. TREASURER'S REPORT

Walt Spring presented the Treasurer's Report. The Association ended 2018 with \$4,210 in Operating and \$95,176 in Reserves. Expenses were \$185,012 against a budget of \$187,500, resulting in a \$2,488 favorable variance to budget.

As of June 30, 2019, the Association had \$3,431 in Operating and \$27,315 in Reserves. Expenses were \$95,148 against a budget of \$97,136, resulting in a \$1,988 positive variance to budget. There is a pending Reserve contribution of \$4,320 (two payments).

Diane Witowski commented that her windows were not cleaned. The contractor may have missed her unit.

Action Item: Peter Schutz will follow up with Kevin Lovett.

Walt Spring said the boiler is original and is at least 50 years old. It is currently working. There will need to be an assessment if it fails and has to be replaced. It is scheduled for replacement in the Reserve plan in 2020 but this will be pushed out each year as long as it continues to function. The Board is discussing strategies for the replacement, when it occurs. The boiler is inspected and maintained annually. Boiler failure usually involves the seals. A suggestion was made to install a low temperature monitor that will send an alert when problems arise. If it fails during cold weather, owners should use their gas fireplaces to provide heat and prevent frozen pipes.

VII. PRESIDENT'S REPORT

Forest Scruggs had car problems this morning and was not able to attend the meeting.

VIII. MANAGING AGENT'S REPORT

Peter Schutz recognized Chris Riley for his work at the property.

A. *Completed Projects*

1. Maintained the fire extinguishers.
2. Washed the exterior windows.
3. Vole and mice extermination is ongoing during the summer.
4. Treated the trees and sprayed the weeds. Walt Spring said the weed treatment was not effective and left a residual odor for four days.
5. Renewed the insurance with Farmers. Owners are encouraged to purchase their interior policy from the same agency to facilitate the handling of claims.
6. Completed touch-up painting and minor repairs.

Capital items included Clubhouse hot tub replacement, installation of a ventilation system and flushing of the heating system fluid. Peter Schutz recognized Kevin Lovett for providing project management at no cost to the Association.

Action Item: Add towel hooks and a bench by the hot tub.

B. *Owner Education*

Peter Schutz provided information in the meeting packet about technology, social media and fraud for compliance with the CCIOA owner education requirement. He also noted that there is now a requirement for owners who rent short term to obtain a license from the Town.

Action Item: Peter Schutz will talk to Nicole about putting all required paperwork and instructions into the welcome book.

Action Item: Chris Riley will check and adjust the timer for the exterior lights as necessary.

C. *Rental Report*

Peter Schutz noted that the new Homewood Suites will be a Hilton brand, will allow one night stays and will be pet friendly, resulting in increased competition for the existing rental properties. He recommended establishing a relationship with the General Manager to encourage referrals for overflow. Lake Dillon Condominiums has migrated to seasonal rentals during the winter. Summer short term rentals are still strong. He recommended installation of larger mounted containers for shampoo and lotion to eliminate small plastic bottles. He thanked the Association for the business.

Owner questions and comments addressed the following:

1. Rental tenant problems – There was a long term tenant who was smoking marijuana in the unit. The smoke seeped into other units through the ventilation system. The tenant was fined three times. Peter Schutz said disturbances to quiet enjoyment or quality of life should be reported to SRG. He noted that eviction takes at least 90 days. Another option is to refund the rental fee and ask the tenant to leave.
2. House Rules – Diane Witowski noted that owners are responsible for ensuring their friends and family who use the unit are aware of and abide by the House Rules.

3. Water quality – The water in the building is safe but there is lead in the solder. The water should be allowed to run for about five minutes before use and a filter can be installed under the sink. Cold water should be used for cooking.

IX. OLD BUSINESS

A. Boat Parking

Walt Spring has confirmed with Kevin Lovett that the Witowski's can park their boat trailer in a corner of the lot short term.

X. NEW BUSINESS

There was no New Business.

XI. ELECTION OF OFFICERS

The Board seats of Walt Spring and Forrest Scruggs were up for election and both were willing to run again. There was one open Board seat.

Motion: Wendy Spring moved to nominate Brian Donelson. Diane Witowski seconded the nomination.

Motion: Jeanne Berggren moved to nominate the two incumbents. Julie Hummel seconded the nomination.

There were no other nominations from the floor and the three candidates were elected by acclamation.

XII. SET NEXT MEETING DATE

The next Annual Meeting was tentatively scheduled for August 8, 2020 at 10:00 a.m.

XIII. ADJOURNMENT

Motion: Diane Witowski moved to adjourn at 11:32a.m. Richard Braesch seconded and the motion carried.

Approved: 8-8-20