



Lake Dillon Condominiums Association
Board of Directors Meeting
March 24, 2023
3:00 pm

Minutes

- I. Call to Order
 - a. The meeting notice was posted to the HOA website
 - b. The meeting was called to order at 3:06
 - c. Meeting attendees included:
 - Forest Scruggs, President
 - Ken Lehman, Vice President
 - Walt Spring, Treasurer
 - Brian Donalson, Director
 - Scott Roper, Director
 - Jeanne Berggren, Director
 - Kevin Lovett, SRG
 - Steve Wahl, SRG

- II. Chris Oetting, TKElevator
 - A second door board just went bad causing the elevator to be out of service for two plus weeks. The prior door board that was installed was a reconditioned board. It is taking up to 6 months to get a board. Approximately \$8,000 for a new door board. TKE suggests a \$46,000 door operator replacement to bring the elevator up to current standards. TKE suggests the elevator has a 25-30 year life span. Scott, who has experience with electronic chips, suggests ordering a second backup board.
 - A motion to purchase a backup door board was made by Scott Roper, the motion was seconded by Ken Lehman and passed unanimously.

- III. Approval of Meeting Minutes from the 8/5/22 BOD, 11/18/22 BOD, 11/18/22 Budget Ratification meetings
 - Item VII J was modified to remove the comment about the picnic date.
 - A motion to approve the meeting minutes was made by Walt Spring, seconded by Jeanne Berggren and approved unanimously.

- IV. Steve Derrado from Robert E Harris Agency
 - Philadelphia Insurance was last year's carrier

- Philadelphia Insurance did a non-renewal with LDC due to tighter underwriting guidelines.
- Awaiting two insurance proposals, expecting quotes 3/27/23
 - a. Sewa Insurance
 - b. Scottsdale Insurance
- Existing policy expires on 4/1/23
- Steve Derrado is checking on a Philadelphia extension
- Causes for LDC getting a non-renewal are building age and lack of a fire sprinkler system

V. Actions via Email

- 9/20/22 Plowing contract approval
- 9/22/22 Decision not to lock a gas rate
- 9/30/22 Budget meeting date approval
- 10/5/22 South building trim paint postponement approval.
- 10/6/22 Unit 102/202 fireplace gas line decision
- 10/25/22 Live trap approval
- 10/31/22 LDC 202 gas line expense sharing approval
- 1/26/23 March BOD meeting date approval
- 1/26/23 109 heat line replacement approval
- A motion to approve the above actions via email was made by Walt Spring, seconded by Scott Roper and approved unanimously

VI. Financial Report

- A. 2022 Tax return signature – Kevin Lovett will sign on behalf of LDC
- B. **December 31, 2022 Year End Financials**
 - \$22,135 Operating account balance
 - \$16,432 Reserve account balance
 - P&L \$199,436 Year End operating expense vs. budget of \$204,612 (\$5,176 under budget YE)
 - All YTD 2022 reserve contributions have been made
- C. **February 28, 2023 Year-to-Date Financials**
 - \$21,378 Operating account balance \$20,771 Reserve account balance
 - P&L \$35,021 operating expense vs. budget of \$35,890 (\$869 under budget)
 - All YTD 2023 reserve contributions have been made

VII. Management Report

- A. Old Business
 - Laundry machines
 - Work order outstanding for one dryer giving an error message
 - Boiler #2
 - Pressure release valve was replaced eliminating the loudest pounding noise
 - Boiler #2 is currently down, work order has been created by Design Mechanical
 - Hot tub control reset
 - The hot tub went well above the normal operating temperature and one of the backroom controls had to be reset by a technician.
 - Mechanical room drains backed up after refilling, Ace Sewer cleaned out drains
 - Pipe noise
 - Complaints from: 202, 208, 209, 210, 211, 109, 112

Current plans to replace main line with pex in 208 & 210
Hung the heat line in 109, the owner has reported that the noise is gone
-208 Insurance Claim/Repairs, completed

B. New Business

-Summer 2023 Projects

-Deck sag

Bid received from BW Enterprises. \$14,000

Bid Received from BUP Construction, \$12,400

Bid Received from BluSky Construction. \$23,984

Bid Received from MCI. \$7,593

Walt Spring suggested dropping the high and the low bids.

The BW Enterprise bid was selected

-South side facia painting, green facia painting at the top of the south facing
façade and some vertical wood post painting

Approved with Kilbay Painting, ran out of time last Fall

-Parking Lot - \$14,500 on reserve budget for 2023, this project was pushed out to
2024 in order to cover the cost of the facia painting.

**-The BOD decided to put a hold on all capital projects until the cost of the
4/1/23 insurance policy is determined.**

-Special Assessment – the board discussed a strategy to finance the insurance
premium increase as well as the capital projects. The board discussed a
\$72,000 potential assessment which is to be discussed further after the
insurance renewal premium is known.

VIII. Next Meeting Date

-BOD to meet again after the insurance renewal has been completed.

-2023 Annual meeting Aug. 5, 2023 @ 10:00

IX. Adjournment

-A motion to adjourn was made by Forest Scruggs, the motion was seconded by Walt
Spring and approved unanimously.

-The meeting adjourned at 4:28