

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
March 18, 2022

I. Call to Order

The meeting was called to order at 3:02 pm. Board members Brian Donalson, Walt Spring, Forrest Scruggs, Ken Lehman, Scott Roper and Jeanne Berggren were in attendance. Peter Schutz , Steve Wahl and Kevin Lovett attended on behalf of Summit Resort Group.

II. Owners Forum

Notice of the Board meeting was posted to the website. There were no Owners, other than Board members, present.

III. Approval of Meeting Minutes from the August 6, 2021, Board Meeting and the November 22, 2021, budget ratification meeting

A motion was made to approve the minutes from August 6 and November, 21 Board meetings; the motion was seconded and the motion carried with a unanimous vote.

IV. Financials – December 31, 2021, Close (2021 fiscal year end) financials

December 31, 2021, close financials report:

Balance Sheet

\$2,791 in operating (it was noted there was \$605 in Accounts payable)

\$40,662 in reserves

The P&L vs budget reports \$195,845 of actual expenditures vs. \$194,748 of budgeted financials. It was noted that 3 planned reserve contributions were not made in 2021. Areas of expense variance were reviewed.

February 28, 2022, close financials report:

Balance Sheet

\$3,715 in operating

\$18,255 in reserves

The P&L vs budget reports \$33,300 of actual expenditures vs. \$35,689 of budgeted expenditures with one, \$2,160 contribution from operating to reserves pending.

Additional Funding; With overall inflation and extraordinary expense increases, the Board discussed the possible need for additional funding. A suggestion was made to decrease expenses in FY 2022 to include a lawn spraying reduction and possibly the elimination of window washing. This will be monitored and discussed further at the next Board meeting.

The 2021 tax return has been completed. A motion will be made at the annual meeting to ratify the transfer the excess operating funds to offset future expenses.

V. Actions Via Email

Brian moved to approve the following actions via email:

- 1/18/22 Laundry machines, approved
- 1/10/22 Camera installs request, not approved
- 11/26/21 Pipe noise work, approved
- 10/19/21 2022 budget, approved
- 10/19/21 Gas pricing lock, approved
- 9/15/21 Snowplow proposal, approved
- 9/13/21 Unit 112 deck stair replacement, approved

Walt seconded and the motion passed.

VI. Managing Agents Report

The following items were discussed under the managing agents report:

A. Conflict of Interest Policy; The Board reviewed the Association Conflict of Interest policy.

B. Annual Disclosure; it was noted that the annual Required HOA Disclosure is completed by way of notice that all of the HOA documents online at the Association website; notice of this website is mailed to owners with both the annual owner meeting notice and the post annual meeting minutes mailer as well as the annual budget mailer.

VII. Old Business

The following Old Business items were discussed:

A. Patio chairs; An inspection of patio furniture was conducted. One unit has plastic resin chairs. Per HOA policy, SRG will contact the owner and ask that the plastic chairs be removed and replaced with non-plastic patio chairs.

B. Boiler replacement project; It was noted that the boiler replacement project has been completed and total expenses were less than budget.

C. Insurance renewal: The HOA insurance policy renews this coming 4/1/22. SRG shopped the market, and the Farmers policy continues to provide the most inclusive coverage at the most competitive premium. The Board discussed building value. Upon discussion, Scott moved to increase the building value to \$250 per sq ft which is in line with the minimum value recommended by Farmers; Walt seconds and the motion passed 4-2.

D. Lawn thistle; Lawn weed treatments to include Thistle treatment was discussed. Upon discussion the Board requested to have SRG complete regular granular weed and feed applications (the lawn will not be professionally treated for regular weed and feed). SRG will work to find another contractor to provide a proposal for Thistle eradication.

E. Tree Treatments; The Board agreed to complete professional treatments to the Pine and Spruce trees. Aspen trees will not be treated this year but will be monitored.

F. Town of Dillon; The Board discussed Town of Dillon (TOD) new Short Term Rental regulations (STR's) and the Lodgepole Street construction project.

STR regulations:

- There will be an increased ST license renewal fee
- In unit occupancy will be capped at 2 persons per bedroom plus 2
- An additional parking fee will be charged to Owners that rent short term at Lake Dillon Condos as parking is not assigned.

Lodgepole Construction project

- The Town plan is not yet finalized
- The Town may address street drainage this year
- Lodgepole will remain as two way traffic
- The town plans could ultimately utilize a portion of Lake Dillon Condo property

G. Laundry machines; Anticipated install date for the new laundry machines is any time between now and July.

H. Pipe noise; The Board discussed ongoing pipe noise issues in the building. The Board agreed that this is an HOA Building issue and therefore an HOA expense to address. It was noted that multiple plumbers have viewed and agree that the pipe noise is a result of the plumbing lines resting on wooden joists per the original construction design; with temperature fluctuations, the pipe / wood joist interface creates a knocking noise. The new high efficiency boiler runs hotter which has magnified the pipe knocking noise. The repairs completed in unit 206 which included replacement of the original copper plumbing lines with pex has successfully stopped the noise in this unit. Efforts to solve the issue with “strapping of pipes” and insulating pipes have been completed with varying degrees of success. Complaints continue to be received from various units. Upon discussion the Board agreed to address the units with current complaints by way of opening up walls/ ceilings in the problem areas, attempting to solve noise with pipe strapping and insulating and covering holes with temporary patches. The noise will be monitored, and final drywall / access hatch repairs completed after it is confirmed the noise issues have subsided. If the noise is not remedied by way of strapping/ insulating, replacement of original piping with pex will be considered. The Board also agreed to complete the final drywall / access hatch repairs in unit 206 since the noise has been eliminated in this unit. It was noted that reserve funds can be used for this project; the Board will revisit additional funding needs as necessary.

VIII. New Business

The Board discussed the following new business items:

A. Projects 2022/ Capital Plan Review; 2022 projects were discussed to include review of the capital plan.

- Window wash – the board determined that no window washing would be done in 2022 as an expense saving measure.
- Touch up painting – will be performed as usual
- Asphalt – the asphalt will be looked at after the snow melts to determine a course of action, in any.
- Roof inspection/minor maintenance – Turner Morris will perform a roof inspection and any minor repairs the deem necessary this summer.

B. Exterior deck soft spots; An inspection of the lakeside decks was completed. A few very minor soft spots in the decking were noted but nothing requiring immediate attention. It was noted that the carpet was in great shape. Any decking work would require removal of the carpet and replacement and it is not possible to match the existing carpet. This will continue to be monitored.

C. Electric vehicle charging station install request; A Lake Dillon Condo Owner requested installation of an EV charging station. SRG noted that an HOA in Keystone is currently pursuing installation of a new EV charging station. SRG will report on this process and the Board will hold future discussion.

D. 2022 Annual Owner Meeting, date; The 2022 Annual Owner Meeting will be held Saturday August 6, at 10 a.m. The meeting will be held in the Lake Dillon Condo Clubhouse with picnic to follow.

E. Property Management fee proposed increase; The labor market in Summit County is very tight. SRG has experienced a significant labor cost increase to keep current staff. SRG has proposed a 10% mid contract cycle increase to management fees. Upon discussion, Ken moved to accept the proposal; Scott seconds and the motion passed.

IX. Next Board Meeting Date

The next Board meeting will be held mid-June ; SRG will poll Board members to schedule the date.

X. Adjournment

A motion was made to adjourn the meetings, the motion was seconded and approved unanimously. At 4:48 pm the meeting was adjourned.

Approved: 6/22/22