



Lake Dillon Condominiums Association  
Board of Directors Meeting  
June 22, 2022  
4:00 pm

Minutes

- I. Call to Order
  - A. The meeting was called to order at 4:04
  - B. Board members in attendance were:
    - a. Forrest Scruggs
    - b. Walt Spring
    - c. Brian Donalson
    - d. Scott Roper
    - e. Julie Hummel
  - C. Owners in attendance:
  - D. Other attendees:
    - a. Kevin Lovett, Summit Resort Group
    - b. Dave Paradysz, Summit Resort Group
    - c. Steve Wahl, Summit Resort Group
- II. Owners Forum
  - A. Other than board members, no other owners were in attendance
- III. Approval of Meeting Minutes from the 3/18/22 BOD meeting.
  - A. A motion was made by Walt Spring to approve the 3/18/22 minutes, the motion was seconded by Julie Hummel and approved unanimously
- IV. Financials
  - A. May 2022 Year to Date Financials
    - a. Balance Sheet
      1. Operating account balance \$9,785
      2. Reserve account balance \$16,428
    - b. Profit & Loss
      1. YTD operating expense \$82,157 vs. budget of \$88,773 (\$6,616 under budget)
      2. 5005 Repairs & Maint - \$2,028 vs \$5,000 budget
      3. 5210 Insurance - \$4,670 vs \$7,198 budget
      4. 5230 Utilities - \$14,497 vs \$16,507 budget
      5. 5250 Snow Rem/Yard Maint - \$3,724 vs \$2,600 budget
    - c. Reserve Contributions
      1. All reserve contributions have been made

- V. Actions via Email
  - A. 2/22/22 2021 tax return
  - B. 3/30/22 Insurance renewal
  - C. 4/5/22 TOD STR notice to owners, parking
  - D. 5/5/22 Lawn turf spraying
  - E. A motion was made by Julie Hummel to ratify the action by mail listed above, the motion was seconded by Walk Spring and approved unanimously
  
- VI. Managing Agents Report
  - A. Old Business
    - a. Patio chairs
      - 1. notice was sent to 212 to remove
    - b. Lawn thistle
      - 1. Only treat if thistles are found
      - 2. Kevin and Steve walked the lawn on Tuesday and did not notice thistles
      - 3. SRG to pluck thistles that we see and spot spray
    - c. Town of Dillon STR Regulations
      - 1. Increased STR license renewal fee
      - 2. Occupancy cap at 2 per bedroom plus 2
      - 3. Assigned parking requirement or additional fee at license renewal
        - a. The HOA is not going to assign parking spaces, owners doing short term rentals will have to pay the additional licensing fee related to assigned parking.
        - b. The board will see what additional ideas related to STR parking may surface at the annual meeting.
        - c. An owner attended the last Dillon Town Council meeting and informed a council member that fees would not be increased \$300, they would be increased by \$600. The council member did not seem to realize this.
      - 4. Summit Resort Group takes care of all STR regulations if you use their STR services through Nicole S.
    - d. Laundry Machines
      - 1. Email was sent to CSC representative requesting an update/confirmation
    - e. Pipe Noise
      - 1. Kevin has reached out to a heating consultant (Rader Engineering) for advice
      - 2. Meeting with the consultant at 3:30 June 24.
      - 3. Due to the recent leak in 208, SRG has been in 108 & 208 many times recently. We did hear pipe noise in 208 while working on the zone valve repair.
      - 4. The board is under the impression that all units need to be dealt with and that a permanent solution needs to be sought
      - 5. Challenge would be how to replace copper heat lines in the entire building without disrupting the STR occupancy as much as possible.
      - 6. This project should be taken on sooner rather than later.
      - 7. Kevin will present the board feedback from him meeting with the consultant.
      - 8. Steve suggested a special assessment would be necessary since the project cost would exceed the current reserve balance.

- f. 2022 Annual Meeting
  - 1. August 6, 2022 in the LDC clubhouse
  - 2. Picnic to follow the meeting
  - 3. Town of Dillon representative will be present
  - 4. Meeting notice being sent to owners via USPS July 6, 2022
- g. Projects 2022 Capital Plan Review
  - 1. There is currently \$14,000 budgeted for asphalt repairs in 2022. Kevin suggested doing a seal coat but wondered if this should be done in 2022 or be delayed until 2023. The parking space assignment issue needs to be dealt with to ensure that we do not have to restripe/number the lot again after seal coating. The consensus was to wait until next year to seal coat the lot.
  - 2. There is \$7,500 allocated to install the Water Wizard chemical dispenser at the hot tub next year. This is a municipal requirement.
- h. Roof inspection
  - 1. Turner Morris has this on their list, not yet scheduled
- i. Touchup painting

B. New Business

- a. New Colorado legislative bills are being enacted which will affect HOA governing documents.
- b. This will require three policies to be updated via legal council
  - 1. Collection policy
  - 2. Investment of reserves policy
  - 3. Reserve study and funding policy

VII. Next Meeting Date

- A. Depending on what is learned about heat pipe noise from the heating consultant
- B. Board will meet via Zoom Friday, Aug. 5 at 4:00, annual meeting prep

VIII. Adjournment

- A. A motion was made by Brian Donalson to adjourn the meeting, the motion was seconded by Walk Spring and approved unanimously.
- B. The meeting adjourned at 5:01