

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
June 3, 2020

I. Call to Order

The meeting was called to order at 1:00 PM. Board members Brian Donalson, Forrest Scruggs, Scott Roper, Julie Hummel and Jeanne Berggren attended via Zoom. Kevin Lovett and Peter Schutz 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 March 6, 2020 Board Meeting

Forrest moved to approve the minutes from the March 6, 2020 Board meeting. Julie seconds and the motion carried.

IV. Financials

Association financials were reported on as follows:

April 30, 2020 Close financials

April 30, 2020 close financials report:

\$1,982 in Operating

\$40,806 in reserves

The P & L vs budget reports \$62,835 of actual expenditures vs \$66,451 of budgeted expenditures. Areas of expense variance were reviewed. It was noted that there is one reserve contribution outstanding.

V. Actions via Email

Julie moved to ratify the following actions completed via email since the last Board meeting:

4-2-20 tax return – approved

3-14-20 hot tub closure due to Covid – approved

Forrest seconds and the motion passed.

VI. Old Business

The following old Business items were discussed:

A. Comcast; It was noted that exterior wiring upgrades have taken place. SRG is working with Comcast to determine if any additional wiring upgrades are required. Individual unit owners wishing to upgrade equipment or services are instructed to visit the Comcast office in Silverthorne.

B. Fireplace inspections; It was noted that Consider it Done has completed further investigation into individual unit wood burning fireplaces. They note that while original and old, the ceramic flues are in fair shape. Consider it Done is working with Owners individually on any additional follow up repairs.

VII. New Business

The following new business items were discussed:

A. Projects 2020; Site projects were discussed to include:

- Asphalt; Overall the asphalt is in good shape. There are some minor cracks that will be investigated and sealed if necessary.
- Window washing; Exterior window washing will take place.
- Carpet cleaning; Carpet cleaning was discussed. It was noted that the carpets are in good shape and carpet cleaning is not necessary this year.
- Lawn patch seeding; It was noted that there are a few lawn spots that need seeding. Repairing with new sod was discussed but it was noted that this would be a large expense, even if the Town of Dillon would participate. SRG will see that spots are seeded and roped off. Sod repairs may be pursued further in the future if needed.
- Dandelions; SRG will continue dandelion treatments.
- Touch up painting; SRG will complete touch up painting of the “green trim” around unit entry doors.
- Bricks; It was noted that there are a few paver bricks on the lake sidewalk that have crumbled. Matching bricks have been difficult to find. SRG will work to either find matching bricks or replace larger sections with new bricks.
- Lakeside storage closets; It was noted that there is a storage closet on the 2nd floor as well as 3rd floor, lakeside of building, that are unused. The Board agreed to install locking handles on the doors as well as lockboxes to hold keys so that Owners can use the closets for storage.

B. Covid-19; Covid-19 was discussed, and update given. It was noted that:

- Short Term rentals are permitted in Summit County with some restrictions.
- The Clubhouse and Hot tub are required to remain closed at this time per County restrictions.
- Summit County prohibits gatherings of more than 10 people.
- Physical Distancing and the wearing of masks is recommended.

Owners are asked to inform their unit occupants to practice physical distancing and that the wearing of masks is recommended when in common space at Lake Dillon Condos, to include outside. A communication will be sent to Owners to this effect.

C. 2020 Annual Owner Meeting; The 2020 Annual Owner Meeting will be held Saturday August 8, 2020 at 10:00 am. The official meeting notice will be sent July 8, 2020. It was noted that the meeting will likely be held via zoom. SRG will check in with the Board via email in early July to establish plan.

VIII. Next Board Meeting Date

The next Board of Directors Meeting will be held after the 2020 Annual Owner Meeting.

IX. Adjournment

At 1:50 pm the meeting was adjourned.

Approved: 6-11-20