

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
August 6, 2021

I. Call to Order

The meeting was called to order at 4:00 pm. Board members Forrest Scruggs, Scott Roper, Brian Donalson, Ken Lehman, Walt Spring, Jeanne Berggren and Julie Hummel were in attendance. Peter Schutz 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 May 26, 2021 Board Meeting

Walt moved to approve the minutes from the May 26, 2021 Board meeting; Julie seconds and the motion carried.

IV. Actions Via Email

Julie moved to approve the following action via email:

-6-28-21 Boiler down payment, approved

The motion was seconded and the motion passed.

V. Projects

The following projects were discussed under the managing agents report:

-Window washing; window washing for 2021 has been completed

-Touch up painting; touch up painting has taken place throughout the property

-Turf Treatments; turf treatments have been completed. It was noted that thistle is still prevalent in the lawn. SRG will contact Ascent Tree and Turf to inquire as to why the thistle still exists after the turf treatments. Efforts to remove / prevent the thistle will be pursued.

VI. Old Business

The following Old Business item was discussed:

-Boiler replacement; It was noted that the down payment has been paid for materials. SRG will ask Breckenridge Mechanical if they have received all of the equipment as well as what day they expect to turn off the heat / hot water. An update will be given to all Owners.

VII. New Business

The Board discussed the following new business items:

-Luggage cart; one of the luggage carts has a broken part and is need of repair requiring a specialty bolt. Overall, the cart is in good shape. SRG will continue efforts to repair and get back into working order.

-Outdoor furniture/ patio chairs; outdoor patio furniture to include chairs and tables was discussed. It was noted that patio furniture on patios at Lake Dillon Condos is privately owned by the individual unit Owners. The HOA does not own or maintain patio furniture. Owners are reminded to please not use the “plastic resin chairs” as these do not last very long, are easily broken and during windy periods, they are often blown from the decks. A reminder re patio furniture to include recommended chair models will be sent to owners.

-Dogs; Dogs at the complex were discussed. It was noted that there has been an increased number of dogs on property this year and some are believed to belong to non-owners. Only owners are permitted to have pets. Owners will be asked to “register” their pets with the HOA. This will allow for a baseline to be set to determine overall how many unit Owners have pets.

-Smoking; Smoking at the complex was discussed. It was noted that smoking is not permitted at Lake Dillon Condominiums. No smoking signs are posted throughout the complex and renters must sign acknowledgement stating that smoking is not permitted, and violation will result in fines.

-Short term rentals; there is a movement in Summit County (as well as many other mountain towns) to regulate/ limit short term rentals. Discussion will take place with the Town of Dillon to determine their stance.

-2021 Annual Owner Meeting prep/ presentation plan; The Board discussed plans for the 2021 Annual Owner Meeting and picnic. The 2022 Annual Owner Meeting will be held on August 6th.

VIII. Next Board Meeting Date

The next Board of Directors Meeting date is TBD.

IX. Adjournment

At 5:07 pm the meeting was adjourned.

Approved: 3/18/22