

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
August 9, 2019

I. Call to Order

The meeting was called to order at 3:00 PM. Board members Walt Spring, Julie Hummel and Jeanne Berggren attend in person. Forrest Scruggs and Ken Lehman attended via telephone. Kevin Lovett was present in person and Peter Schutz attended by phone 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 17, 2019 Board Meeting

Walt moved to approve the minutes from the May 17, 2019 Board meeting as presented. Julie seconds and the motion carried.

IV. Financials

Association financials were reported on as follows:

June 2019 Close financials

June 30, 2019 close financials report:

\$3,431 in Operating

\$27,315 in reserves

The P & L vs budget reports \$95,148 of actual expenditures vs \$97,136 of budgeted expenditures resulting in a year to date expense “underage” of \$1,988. It was noted that \$4320 of the “underage” is due to pending reserve contributions.

V. Actions via Email

There were no actions via email completed since the last Board meeting.

VI. Managing Agents Report

The following items were discussed during the Managing Agents Report”

A. Projects Status; the following projects were reported on as follows:

-Hot tub salt water filtration system installation is complete.

-Clubhouse front entry old phone removal, removal of the old check in box and painting has been completed.

-Window washing has been completed.

-Lawn weed treatments have been completed. An additional follow up inspection and spot treatment for thistle will be coordinated.

-Heating system fluid flushing has been completed.

-Roof inspection and minor maintenance has been complete. Upon discussion, the Board approved proceeding with additional recommended patching of a few minor holes in the membrane.

-Alsco delivery truck damage to the parking lot repair has been completed

-Additional miscellaneous minor items have been completed to include repairs to carpet edging, decking subfloor replacement and touch up painting.

VII. Old Business

The following old Business item were discussed:

A. Town of Dillon; The Board discussed Town of Dillon items to include:

- Lead in water; As previously noticed, there have been elevated levels of lead detected in the water. A flyer discussing lead in water from the TOD will be presented to Owners at the Annual Owner Meeting.
- Lawn repairs; The TOD has stated that they will complete repairs to the lawn from farmers market traffic.
- Farmers Market location; The TOD will be asked “when” the market will move back to the TOD park and away from next door to LDC.
- Weddings; The TOD will be questioned with regard to an upcoming wedding scheduled to take place on the lawn.

VIII. New Business

The following new business item was discussed:

A. 2019 Annual Owner Meeting; The Board discussed plans for the 2019 Annual Owner Meeting.

B. Comcast, rewiring project; It was noted that Comcast is proposing an upgrade to the cable wiring. SRG will keep the Board posted as to what the proposal entails.

C. Clubhouse Access Punch code change; The access punch code to the Clubhouse will be changed on October 1, 2019. Notice will be sent to all Owners.

D. Bike Storage door; The south side door to the bike storage locker is “sticking” and difficult to open. SRG will coordinate repair.

IX. Next Board Meeting Date

The next Board of Directors Meeting will be held after the 2019 annual owner meeting.

X. Adjournment

At 3:41 pm the meeting was adjourned.

Approved: 11-1-19