

**LAKE DILLON CONDOMINIUM ASSOCIATION  
BUDGET RATIFICATION MEETING  
November 15, 2023**

**MINUTES**

**I. CALL TO ORDER**

- A. Notice of the budget ratification meeting was mailed to owners 30 days in advance of the meeting and sent via email on 10/9/23. The email included the meeting agenda, Zoom meeting link and the board approved operating and reserve budgets.
- B. The meeting was called to order at 2:06 pm.
- C. Board members Grant Swift 201 and Brian Donalson 304 attended via Zoom. Owner Karen Fried 203 also attended via Zoom. Kevin Lovett, Steve Wahl and Armani Zangari were present on behalf of Summit Resort Group.

**II. 2024 BUDGET**

- A. Operating expenses are budgeted to increase 18% over the 2023 operating expenses. The reserve dues contribution is budgeted to increase 0% over last year.
- B. Owners will see a 9% increase to monthly dues effective January 1, 2024. The new monthly dues will be \$655.00/mo and \$1,123.00/mo depending on unit size.
- C. Colorado law now requires that HOA budgets be presented at a formal meeting of the Owners prior to adoption. Unless opposed by 51% (18 in our case) of the Owners, the budget is considered ratified.

**III. BUDGET QUESTIONS**

- A. One owner asked how the building improvements are being paid for. Steve Wahl explained that a portion of the monthly dues goes toward covering operating expenses and a portion is put in a reserve account. In addition to an operating budget, the Board maintains a reserve budget with a long timeline. The reserve budget drives the amount that is budgeted for reserve contributions each year. The reserve budget is adjusted based on the need to actually make capital improvements any given year. If a roof replacement is planned in ten years and the roof proves to be fine in ten years, upon inspection, that expenditure is pushed to a future year and those funds are not spent that year.
- B. An owner noted that the Maintenance & Repair budget had actually gone down. Steve Wahl noted that larger M&R expenses are not always anticipated to repeat the following year.
- C. Steve Wahl noted that the majority of the operating expense increases are due to increased utility costs, which the HOA has very little control over. Insurance is also a very volatile expense at this time and future increases are inevitable.

- D. Not having a 51% majority to vote down the Board approved budget, the budget was ratified.

**IV. ADJOURNMENT**

With no further business a motion to adjourn was made by Grant Swift, the motion was seconded by Brian Donalson, the motion was approved unanimously, and the meeting adjourned at 2:38 pm.