



Lake Dillon Condominiums Association
Board of Directors Meeting
August 5, 2022
4:00 pm

MINUTES

- I. Call to Order at 4:05
 - A. Meeting Attendance
 - a. Walt Spring, Treasurer
 - b. Brian Donalson, Board Member
 - c. Forrest Scruggs, President
 - d. Julie Hummel, Board Member
 - e. Ken Lehman, Vice President
 - f. Jeannie Bergren, Board Member
 - g. Peter Schutz, SRG
 - h. Kevin Lovett, SRG
 - i. Steve Wahl, SRG
 - j. Dave Paradysz, SRG
- II. Approval of Meeting Minutes from the 6/22/22 BOD meeting
 - A. A motion to approve the minutes was made by Julie Hummel, seconded by Brian Donalson and approved unanimously.
- III. Actions via Email
 - A. 6/27/22 Pipe Noise
 - B. 6/28/22 Engineer Proposal Acceptance
 - C. 6/29/22 Pipe Noise Proceedings
 - D. 8/1/22 BluSky Restoration #208
 - a. A motion was made to approve the actions via email by Julie Hummel, seconded by Ken Lehman and the motion was approved unanimously
- IV. Annual Meeting Discussion
 - A. Does the board want to meet inside or outside for the annual meeting? The meeting will be held outdoors on the lake side of the complex.
 - B. Carolyn Skowyra, Dillon Mayor and Carri McDonnell, Dillon Finance Director were in attendance.
 - C. Kevin found out on Wednesday that another HOA was granted an exception from the \$300 parking fee per unit related to the STR ordinance. Kevin challenged the town on this and asked that LDC also receive an exception. Previously Kevin attended the planning commission meeting but was told that that was not the correct forum. The planning commission was discussing new building parking

guidelines. Kevin found out that the new Homewood Suites Hotel requires only one parking spot per guest room and has no parking for the restaurant or employees. This is causing parking issues for the Town's public spaces. Kevin sent an email to the town with a request that LDC parking be reduced by one \$300 fee per STR unit and the town agreed. Refunds should be sent to owners who have already paid. The town public lots are being overrun. Most HOAs in Dillon have parking issues but it is not due to STR. Kevin has heard that the entire STR parking fee may go away. This change needs to be communicated to all of the LDC owners. LDC should be sure to use parking passes going forward so the town does not come down on LDC since Kevin told the town LDC uses parking passes. STR units that SRG manages are given a temporary parking permit and are charged if these are not returned. Peter Schutz will address the parking exemption with the town at the annual meeting to recognize the exception that was provided.

- D. Owner parking passes – parking passes that were used in the past were so small that it was hard to see them. Should parking passes be placed on the front or back of the car? Is this necessary at all? Will the town police this? Kevin thinks that the town may police this initially so everyone at LDC should comply with the rules. Current permits will be distributed at the annual meeting.
 - E. Annual Meeting packet review
 - a. The BOD went over the June budget. We were under budget YTD until June when Repair & Maint, Management Fees, insurance claim and Yard Maint. Put the budget slightly over budget.
 - b. There was a discussion about whether the budget should be adjusted for the actuals. A board member has done this in the past working for a corporation.
 - c. At the HOA meeting, Peter is to cover managing agent's report and cover the capital report
 - d. Insurance policy change – changed providers due to a very favorable premium with Philadelphia. The savings were 14% annually.
 - e. Owner education to be covered is related to insurance. The insurance information is included in the packet and the owners should review their personal coverage with their insurance agent based on the HOA coverage.
 - f. The picnic starts at noon Saturday, Aug. 6
 - F. Laundry machines were upgraded, and the new machines take credit cards
 - G. Roof inspection – pending but is to be done by Turner Morris.
 - H. STR history at LDC
 - a. STR are down compared to 2021
 - b. A report is included in the annual meeting packet
 - I. Elections
 - a. Ken, Julie, Jeanne and Scott are all up for reelection
- V. Pipe Noise
- A. SRG is addressing the noise issues on a case-by-case basis.
 - a. 209 was successfully mitigated with no negative feedback from the tenants

- b. 209 currently has temporary drywall and is unfinished until it is determined that the fix is permanent
- c. The cost for noise mitigation is approximately \$5,000 per unit
- d. 210 now has reported a noise issue
- e. What to do with 209 ceiling? Want to wait to get a few more rentals in to see if the noise is gone. Then go in and fix the ceiling. Kevin would like to see a few cold nights when the heat is running. Every unit may ultimately need this repair. The 209 repair included strapped the existing copper line all the way across the unit rather than replacing with pex material.
- f. Should we proceed with 210? The board is in favor of strapping this unit like 209.

VI. Glycol Leak in 208

- A. The ceiling in 108 below was pulled and replaced. All glycol affecting drywall was removed and replaced.
- B. The living room flooring in 208 was pulled revealing a sound barrier below. What is below this is yet to be determined.
- C. Some of the kitchen tile has been pulled. It is yet to be determined how much tile flooring will need to be removed.
- D. The board agreed to bring BluSky Restoration in to do the remainder of the mitigation and restoration in 208. They will ensure that everything is done to compliance, work with the insurance company and work with the owner to make sure that comparable flooring is used as a replacement.

VII. Legislative Actions

- A. HB 22-1137 was passed on June 3, 2022
- B. It goes into effect on August 10, 2022
- C. As a result of the new law, the law affects:
 - a. Assessment collection and covenant enforcement
 - b. Existing governance policies
 - c. Budgeting for increased operating, management, and legal expenses
- D. Altitude Law has created modification to policies to bring LDC policies up to date
- E. Past due owners now have more time to pay their past due balance – 18 months is new policy
- F. Need the board to approve the policy changes which were emailed
- G. HOA can't collect on past due balances if balances are not updated
- H. Out of date policies can't be enforced
- I. Violations are allowed more time to correct their violations and need to provide more notices

VIII. New Business

- A. Thistle seems to be under control on the south lawn
- B. There is a dip in the railings near 305 by the vertical post. SRG does not see any structural concerns. Do any board members have any recollection of damage in the past?
- C. How many new owners do we have? Two units have sold this year.

IX. Next Meeting Date

A. This was not set

X. Adjournment

A. A motion to adjourn was made by Brian Donalson, seconded by Julie Hummel and the motion passed unanimously.

B. The meeting adjourned at 5:00