

**LAKE DILLON CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
August 8, 2020**

I. TOWN UPDATE

Town of Dillon representatives Brad Bailey and Nathan Johnson provided an update on town activities. Sales tax receipts are down 15% year-to-date, which is slightly better than expected. Capital projects have been delayed to conserve funds, including parking improvements and street overlays. Public facilities are still closed and being staffed at 50% with many employees working from home. Hiring for unfilled vacant positions has been put on hold and hiring of seasonal staff was delayed this year. New residential development currently in progress includes the 110 room extended stay hotel Homeland Suites, an 80 unit condominium building Uptown 240 and a Vail Health orthopedic facility. Work should begin this summer on the new Panera Bread building, which will be located at the end of Dillon Ridge Road. The Ruby Tuesday building is still vacant. Amphitheater events have been limited due to COVID-19 "Happy Hour" is held Thursdays through Saturdays. The Farmer's Market has been operating and has experienced consistent traffic. The Marina rental fleet has been sold out everyday and the sailing school and regatta have been very popular. The Town distributed grants and loans to local businesses and there have been very few closures. A new Master Plan has been adopted, which will improve parking, pedestrian walking paths and access to downtown Dillon.

II. CALL TO ORDER

The meeting was called to order at 10:38 a.m. via videoconference.

III. PROOF OF NOTICE

Notice of the meeting was sent July 8, 2020.

IV. ROLL CALL

Board members participating were:

Forrest Scruggs, President, Unit 209
Walt Spring, Treasurer, Unit 301
Jeanne Berggren, Member, Unit 107/108
Brian Donalson, Member, Unit 304

Scott Roper, Secretary, Unit 207
Julie Hummel, Member, Unit 110
Ken Lehman, Member, Unit 206

Owners participating were:

Steven & Julia Markley, Unit 102
Carol Botti, Unit 104
Shawna Lincicome, Unit 111
Grant Swift, Unit 201
Karen & Michael Fried, Unit 203
Sherri & Rick Landwehr, Unit 209
Suzanne Spencer, Unit 211
David Love, Unit 302

Mary Fowler, Unit 103
Dan Cunningham, Unit 106
Trixy D Roy Trust, Unit 112
Cheryle Mangles, Unit 202
Carla Lehman, Unit 206
Kedar Morarka, Unit 210
Walter & Diane Witowski, Unit 212

Proxies were received from Units 101, 204, 205, and 306. With 24 units represented in person and four by proxy a quorum was confirmed.

Representing Summit Resort Group were Peter Schutz, Katie Kuhn and Kevin Lovett (joined at 11:30 a.m.). Emma Spofford of Summit Management Resources was recording secretary.

V. APPROVAL OF 2019 ANNUAL MEETING MINUTES

Motion: Walt Spring moved to approve the minutes of the August 10, 2019 Annual Meeting as presented. Susie Spencer seconded and the motion carried.

VI. TREASURER'S REPORT

Walt Spring presented the Treasurer's Report. The Association ended 2019 with \$2,492 in Operating and \$35,365 in Reserves. Expenses were \$190,481 against a budget of \$190,788, resulting in a \$307 favorable variance to budget. All 2019 planned Reserve contributions were made.

Significant variances to budget included:

1. Utilities - \$3,890 favorable to budget due to the new gas agreement.
2. Water and Sewer - \$1,652 favorable to budget.
3. Landscaping - \$3,737 unfavorable to budget due to weed spraying, vole remediation and spring cleanup.
4. Snow Removal - \$3,129 unfavorable to budget.
5. Contingency - \$1,691 favorable to budget.

As of June 30, 2020, the Association had \$3,131 in Operating and \$46,771 in Reserves. Expenses were \$93,526 against a budget of \$96,303, resulting in a \$2,777 positive variance to budget. All 2020 planned Reserve contributions have made to date.

Significant variances to budget included:

1. Utilities - \$1,382 favorable to budget due to gas rate lock.
2. Water and Sewer - \$1,389 favorable to budget.
3. Landscaping - \$1,124 unfavorable to budget due to reseeding and spring cleanup.
4. Snow Removal - \$1,105 unfavorable to budget.

Walt Spring reviewed the Reserve Fund schedule. Asphalt sealing is scheduled to take place this year at a cost of approximately \$14,000 but will be deferred for the time being. Funds will continue to accrue for the eventual replacement of the original boiler. The cost of the replacement is approximately \$130,000. It is currently working, but a Special Assessment may be required when it fails if there is not enough money in the Reserve Fund. At the current rate of Reserve Fund accrual, it will take three to four years until there is enough money to cover this expense.

VII. PRESIDENT'S REPORT

Forest Scruggs had no Association items to report.

VIII. MANAGING AGENT'S REPORT

This report was given by Peter Schutz.

A. Completed Projects

1. Maintained the fire extinguishers.
2. Washed the exterior windows.
3. Vole and mice extermination is ongoing during the summer.
4. Tree treatments.
5. Renewed the insurance with Farmers.
6. Gas contract renewed for one year with 15% savings.
7. Comcast cable/internet wiring upgrades. Owners should ensure that they have updated equipment to maximize the expanded bandwidth.
8. Completed touch-up painting and minor repairs.
9. Asphalt crack sealing.

B. Owner Education

Peter Schutz provided information in the meeting packet pertaining to insurance to fulfill the annual owner education requirement. The Association insurance was recently renewed with Farmer's Insurance. The Association policy includes coverage for the property, liability, fidelity and worker's compensation. These coverages extend to the common and limited common elements. Owners should ensure that they have an HO6 policy that covers interior improvements and updates, contents and loss of income/use.

C. Rental Report

The Town of Dillon requires owners who short term rent their units to apply for a licence and comply with new regulations such as ensuring there is a 24 hour on call contact who is able to respond to renters complaints. Rental bookings have picked up since the shutdown and are very strong for July and August.

IX. OLD BUSINESS

A. Lead in Water

Elevated lead levels have been detected in the water in some units. This is caused by the water reacting with components in older water fixtures. It is recommended that older water faucets be replaced and water filters be installed under the sink. The water should be run for a few minutes before use if the unit has been unoccupied.

X. NEW BUSINESS

1. New signs will be installed near the grills instructing users to move the grills away from the wall before use. Personal grills may not be used on the decks.
Action Item: Kevin Lovett will replace the cleaning brushes.
2. Patio furniture is the property of the individual owners.
3. Screen doors should be kept closed.
4. Any owners experiencing "banging pipes" should inform management.
5. A sign will be installed by the elevator reminding guests to return luggage carts.

6. **Action Item:** The Board will discuss the subject of electronic punch code locks that can be remotely programmed at their next meeting and confirm responsibility for doors.
7. A copy of the Association Rules and Regulations will be circulated with the minutes. Laminated copies will be posted on the refrigerators in the units. Owners are encouraged to review the rules with their tenants

XI. ELECTION OF OFFICERS

The Board seats of Ken Lehman, Scott Roper, Julie Hummel and Jeanne Berggren were up for election and all were willing to run again. There were no nominations from the floor.

Motion: A motion was made to re-elect the four incumbents by acclamation. The motion was seconded and carried.

XII. SET NEXT MEETING DATE

The next Annual Meeting was scheduled for August 7, 2021.

XIII. ADJOURNMENT

Motion: A motion was made to adjourn at 11:55 a.m. The motion was seconded and carried.

Approved By: _____ Date: _____
Board Member Signature