LAKE DILLON CONDOMINIUMS
ANNUAL MEETING
August 1, 2026

I. TOWN OF DILLON UPDATE

Barb Richard provided an update on Town of Dillon activity and redevelopment.

1. Town Finances and Activity - 2024 sales tax was 21.6% above 2019, with 2025 actuals down somewhat from 2024. The Town had $1.4 billion in assessed value, 199 business licenses and 30 new businesses. Dillon had 349 short-term rental licenses, equating to 25% of the 1,365 residential units. The number of licenses has been steady, and the Town has not capped them. At Peter Schutz's request, the Town will review the $700 annual short-term rental license fee.
2. Waterview - Construction is underway on the former Uptown 240 project. Plans include 80 units, nine workforce housing units and first floor restaurant space facing Lake Dillon Drive. The five-story building is approved at 60 feet plus eight feet for mechanicals. Work began in April and the construction schedule is 12 - 18 months.
3. Business and Community Activity - Nordstrom Rack is remodeling the former Bed Bath & Beyond space and plans to open in September. Five Town community forums and 230 survey responses were completed, and the Town simplified its website subscription options for meeting packets and general updates.
4. Town Core Redevelopment - The Town purchased the former Pug Ryan and Meridian buildings with urban renewal funds and signed an intergovernmental agreement with Colorado Mountain College to explore redevelopment of the town core with CMC as an anchor. A design group is being selected, and community meetings will be part of the planning. The owners intend to sell the Best Western and Arapahoe Cafe property together as a redevelopment package, but no development application has been submitted.
5. Water Restrictions - Straight Creek flow is at three cubic feet per second, below the prior low of about four. The Town has increased enforcement of water restrictions and community consumption is down 20%.

II. CALL TO ORDER

The Annual Meeting was called to order at 10:27 a.m. at the property.

III. PROOF OF NOTICE

Notice of the meeting was mailed July 2, 2026.

IV. ROLL CALL

Board members present were:

Walt Spring, President, Unit 301
Julie Hummel, Member, Unit 110
Brian Donalson, Member, Unit 304
Scott Roper, Secretary, Unit 207
Jeanne Berggren, Member, Units 107/108
Grant Swift, Member, Unit 201

Owners present were:

Steven Markley, Unit 102
Albert Straub, Unit 111
Dave Gilbert, Unit 109
Grant Swift & Lynn Riedel, Unit 201

Michael Husler, Unit 205	Diane & Walter Witkowski, Unit 212
Wendy Spring, Unit 301	Richard & Bessie Braesch, Unit 303

Proxies were received for Units 103, 104, 105, 106, 202, 203, 208, 209, 210, 302, and 305. With units represented in person and by proxy a quorum was confirmed.

Representing Summit Resort Group (SRG) were Peter Schutz, Kathrine Johnson and Brian Ross. Barb Richard and Linda Oliver from the Town of Dillon were guests at the meeting. The minutes were transcribed from recording by Summit Management Resources.

V. APPROVAL OF 2025 ANNUAL MEETING MINUTES

Motion: A motion was made to approve the August 2, 2025 Annual Meeting minutes as presented. Julie Hummel seconded and the motion carried.

VI. TREASURER'S REPORT

A. *Year-to-Date Balance Sheet & Income Statement*

As of June 30, 2026, the Operating bank balance was $22,522 and the Reserve bank balance was $67,406. Year-to-date expenditures were $153,015 against a budget of $147,809. The $5,000 overage resulted from a Greenscapes invoice for prior-year work that was received late. Excluding that timing item, expenses were on budget. All 2026 Reserve contribution transfers had been made.

As of December 31, 2025, the Operating balance was $41,403 and the Reserve balance was $60,250. Actual 2025 expenditures were $284,590 against budgeted expenses of $288,791. All 2025 Reserve contribution transfers were made.

VII. PRESIDENT'S REPORT

Walt Spring reported that Unit 206 sold for $585,000 and Unit 202 was listed at $685,000. He said the local real estate was soft, and weather was affecting rental activity. Peter Schutz added that the property location and views remain strong value drivers, but low snowfall and soft demand had put pressure on rental rates.

VIII. MANAGING AGENT'S REPORT

A. *Completed Projects*

1. Annual DORA/State registration and ongoing vole and mice extermination.
2. Elevator, domestic water backflow, roof, heat tape and fire extinguisher inspections. Minor roof repairs were completed.
3. Tree treatments and new front flower bed maintenance and side berm landscaping.
4. Elevator phone line, supply closet door and storage lock repairs.
5. Insurance renewal with Philadelphia Indemnity Insurance Company.
6. Three-year trash service renewal at a savings of more than $100 per month.
7. Three-year boiler service agreement with spring and late summer/fall inspections.

8. Exterior and interior cleaning of stairwell and elevator landing windows, heating zone valve replacements in several units and structural engineering review of the second and third floor decking.

B. *Rental Report*

Rental revenue was down $23,000 from the prior year, with about 40 fewer bookings. Owner guest days increased. Poor snowfall and summer smoke affected demand, and competition from other management companies and owner-managed listings continued to pressure rates. An owner asked how SRG tracks guest satisfaction.
Action Item: Peter Schutz will confirm how SRG measures guest satisfaction and report back.

C. *Owner Education*

Owners were reminded to review their HO-6 coverage against the Association policy and address any deductible or coverage gaps. The Association insurance renewal came in below budget. Aluminum wiring remains covered as long as the existing copper pigtail connections are maintained.

IX. OLD BUSINESS

A. *Roof and Heat Tape*

Turner Morris inspected the roof and heat tape and completed minor roof repairs. One existing heat tape run is not commercial grade, and another area needs heat tape added. Multiple bids have been received, and the low bid is being reviewed for scope before the Board selects a contractor. The work is planned before winter.

B. *Decking Project*

The Board has spent the past several months evaluating soft spots and deteriorated material in the second and third floor decking. A structural engineer reviewed the project and recommended changes to the contractor scope, including the membrane system and a cement backer between the carpet adhesive and EPDM. The latest DPTS revision was received just before the meeting at a cost of about $272,000 and is being reviewed. The scope includes replacement of the deck surface and about 20% of the joists, not the full structure. Construction is planned for spring 2027 and is expected to take two to three weeks, weather permitting.

C. *Special Assessment*

The Board plans to split the Special Assessment into two installments. The first will be $85,000 for materials and the project deposit and will be billed September 1, 2026 with an October 15 due date. The contractor will purchase and store the materials, locking pricing and the project schedule. The second installment will be $160,000 - $175,000. It will be billed in March 2027 and due April 15. Final unit amounts will be calculated by 1 : 2 ratios. Owners will receive their individual Special Assessment amounts in August. The project is targeted to start in May 2027.

An owner asked about painting the shutters, sills and other finishes on the parking lot side. Routine touch-up is covered under maintenance. A full exterior painting project would be a Reserve expense.
Action Item: Kathrine Johnson will obtain bids for broader exterior painting.

D. Electrical
Owners who participated in electrical inspections reported mixed experiences with the inspection scope and proposed upgrades. Existing aluminum wiring has copper pigtail connections and thermal imaging did not identify hot spots in the inspected panels. No Association-wide electrical work is required at this time, but owners can upgrade individually. Owners were asked to share qualified electrician contacts with management.

X. NEW BUSINESS

A. Insurance Premium Financing
The Association has financed the annual insurance premium to spread the payments through the year. The financing rate is about 7.25%, with just over $1,000 in financing cost last year. The Board opted for financing because paying the full premium at renewal would have substantially reduced the Reserve balance. The Board will consider paying the premium in full or adjusting dues when it develops the next budget.

B. Exterior Windows and Screens
Owners requested exterior cleaning of unit windows and screens. The screens can be difficult to remove and reinstall so a vendor familiar with the system is preferred.
Action Item: Kathrine Johnson will obtain options for window and screen cleaning.

C. Pipe Noise
There have not been any recent complaints about the long-standing banging pipe issue.

XI. ELECTION OF OFFICERS
The terms of Scott Roper, Jeanne Berggren and Julie Hummel expired. All three were willing to continue serving. The seat vacated after Ken Lehman sold Unit 206 remained open. An owner said his daughter might be a candidate but could not confirm her willingness to serve.
Motion: Brian Donalson moved to re-elect Scott Roper, Jeanne Berggren and Julie Hummel to the Board. Grant Swift seconded and the motion carried.

XII. NEXT ANNUAL MEETING DATE
The next Annual Meeting was scheduled for Saturday, August 7, 2027.

XIII. ADJOURNMENT
The meeting was adjourned at 11:18 a.m.

Approved By: ____ Date: ____________________
Board Member Signature