

YACHT CLUB CONDOMINIUM ASSOCIATION

Annual Meeting Minutes - APPROVED

Saturday, July 1, 2017

The Annual Meeting of Members of the Yacht Club Condominium Association was called to order on July 1st, 2017 at 1:05p.m.

Directors Present: Ann Gassman, Robert Duncan, Ron Harper, Robert Kline and Adam Royval
Wilderness Management: Grant Parker, Community Association Manager / Eric Vogt, Team 1- Senior Community Manager for Wilderness / Lilly Thrussel, O'Bryan Partnership Architects

Proof of Notice & Quorum: The Notice of the meeting was posted on the website, e-mailed to all owners, and mailed to all owners by USPS on June 9, 2017 which exceeded the 10-day minimum requirement. Two subsequent e-mail reminders were sent out as well.

Quorum for this meeting was established as follows:

- 21 Owners present in person
- 2 Proxies were confirmed
- 6 Owners were present by teleconference

Quorum requirement to conduct a legal meeting is (51%) or 25 Owners. 29 Owners were represented therefore Quorum was established.

Introductions – Members of the Architectural Concept Committee (ACC) were introduced and thanked for their efforts, since being chartered at the last Annual Meeting of Members. The Wilderness staff and Lilly Thrussel with O'Bryan Architects were introduced, as were members of the elected Board. Director Harper then asked for those in attendance to introduce themselves.

Approval of 2016 Annual Mtg. Minutes – MOTION: The Motion was duly made and seconded to approve the 2016 Annual Meeting minutes as submitted. Motion passed unanimously.

President's Report

Parking Litigation: It was reported that the association made it's final monthly payment on the parking lawsuit in May 2017. All expenses related to this legal matter have now been paid. No other parking options are available at this time.

Roof Replacement: Mr. Parker reported on the Roof Replacement project stating that all Special Assessments had been received from all owners and the re-roofing project was completed last June. There was a surplus of funds of approximately \$30,000.00 between the final cost of the roofing project and the Special Assessments that were collected. This surplus was deposited into the Reserve Fund.

Architectural Concept Committee: It was reported that the ACC had developed a Request for Proposal and distributed that RFP to four (4) architectural firms. Only two (2) firms responded; *Arapahoe Architects* in Breckenridge and *O'Bryan Partnership* in Frisco. After checking their references and viewing some of their projects, O'Bryan was chosen as the winning bidder.

Ann Gassman and Robert Duncan spearheaded the effort to meet with three (3) local banks, US Bank, Alpine Bank and 1st Bank, to obtain information on a possible bank loan to fund the Renewal Project. The ACC received cost estimates from both architects interviewed, in the range of 1.3M. At this price range, a bank loan might have been sufficient, given the association's cash on hand. However, subsequent hard numbers received from a local construction company indicated an amount that exceeds those original estimates by more than 100%.

As a result, the ACC has recommended that the Board of Directors defer efforts to schedule this project until 2019 and the Board concurred. This will provide additional time to obtain competitive bids, explore funding options, and possibly re-design a less costly scope of work. Ken O'Bryan will give a full presentation of work-in-progress elevations at 2:00pm.

Treasurer's Report

April 30, 2017 Fiscal Year End Report: Adam Royval presented the Treasurer's Report and stated that two (2) Units previously owned by the association had been sold since the last Annual Meeting, in an effort to reinforce the reserve fund. As a result, through the end of April, reserve fund deposits totaled \$358,083.00 and the operating balance was \$29,087.00. All bills were paid for the 2016-17 fiscal year and all funds previously borrowed from reserves to pay operating expenses had been reimbursed.

2017-18 Annual Budget: The Annual Budget (May 2017-April 2018) was approved by the Board of Directors on April 5th without an assessment increase. Funds were made available to increase the annual reserve fund contribution from \$62,051.00 to \$65,051.00.

Renewal Project Cost Estimates: Robert Duncan reiterated that original estimates for the proposed renewal project of 1.3M had been exceeded by more than 100%, based on a construction bid from Travis Construction for labor and materials. The Board was not satisfied with this bid since many of the line items were based on "allowances" and "approximations". Additional bids will be obtained in the coming months as a scope of work and possibly, construction drawings, are developed in more detail. If subsequent bids come in at the same level or higher, the ACC will look at re-designing and reducing the scope of work for the project. It is likely that some combination of dues increase, special assessment and bank loan may be needed to get this project done.

Election of Directors

Mr. Parker explained that, at last year's Annual Meeting, the Board of Directors had reduced the size of the Board from nine (9) members to seven (7) members as it had become increasingly difficult to obtain that many volunteers for a 49 Unit community. Since that time, two directors have sold their units and resigned. Additionally, Robert Kline's term has expired and he has agreed to run for re-election for a new 3 year term. All of the vacant seats will be for 3 year terms.

Spencer Comfort had previously expressed his interest in running for the Board and was asked to say a few words in support of his candidacy.

The motion was then duly made and seconded to open nominations from the floor to fill the third vacancy. Liesel Twenhafel, a member of the ACC Committee, volunteered to fill that seat. There being no further volunteers, the motion was made and seconded to close nominations.

MOTION: Since there were 3 candidates running to fill 3 vacancies on the Board, the motion was duly made and seconded to approve the slate of candidates by Acclamation. Motion passed unanimously.

Presentation by Ken O'Bryan, O'Bryan Partnership

Ken O'Bryan and Lilly Thrussel gave a video presentation of the design themes and corresponding elevations, which resulted from many meetings and man-hours by the ACC, the Board of Directors and the staff at O'Bryan Partnership architects. The following questions were asked and answered.

Q. How was this design arrived at?

A. The ACC attended four (4) meetings at the O'Bryan office to review several architectural design themes that were deemed appropriate for a mountain community like Dillon. After much discussion, the choices were narrowed down to two finalists; steel and stucco vs. stone, timber and siding. The stone and timber renditions were more traditional but were deemed to be too expensive. As a result, a version of both designs, with a combination of materials from both designs was selected.

Q. The support columns will affect the views of the lower unit owners. Why are they necessary?

A. The stairs will need to be re-configured to comply with current building code requirements because they are too steep. In the process of re-configuring the stairs, there is an opportunity to increase the size of existing balconies from an average of 4 feet wide to as much as 7 feet wide. The existing balconies are cantilevered out from the floor joists of the units and cannot be extended without column supports.

Q. Will unit owners with one entryway be able to access their units while the stairs are being replaced?

A. There will be a period of several days when access will not be possible.

Q. Why were these particular building materials chosen?

A. Every effort was made to design a new building "skin" that would require as little maintenance as possible, in this particular mountain environment.

Mr. O'Bryan's presentation lasted an hour. When he was finished the Board asked those assembled in person and by teleconference, for a "straw poll" vote on whether to proceed with bids for the current design theme. A show of hands indicated unanimous approval. Mr. O'Bryan and the ACC received a round of applause.

New Business

- It had been recommended at the last Annual Meeting to terminate the recycling program.
MOTION: The motion was duly made and seconded to terminate the recycling program. Motion passed with two (2) votes against.
- A status update of the Watercraft Policy / Registration process was requested. Mr. Parker stated the deadline had been extended twice. Currently, out of thirty (30) watercrafts inventoried on common area, only four (4) were not properly registered with decals. Any interested party who might want to claim those boats was invited to meet at the property, to decide if they wish to obtain a watercraft for the cost of registration.

- An owner wanted to know if the Board would be willing to allow individual occupants to call the towing company when they discovered a vehicle without a proper parking pass. The Board stated that the current towing policy only allows for management to authorize towing of vehicles. The newly elected Board will review the current towing policy and take this matter under advisement at their next Board Meeting.
- Future Annual Meeting dates were discussed. It was decided to have the 2018 Annual Meeting on Saturday, June 3rd at 1:00p.m. It was also decided to have the 2019 Annual Meeting on Saturday, June 4th.

Adjournment: The motion was made to adjourn the Annual Meeting at 3:30p.m. Motion passed unanimously.

Respectfully Submitted,

Grant Parker, Community Association Manager
Wilderness Management

ORGANIZATIONAL MEETING

President Gassman called an organizational meeting at 3:45pm to assemble the newly elected Board and determine officer positions. The following Board Officers were appointed for the 2017-18 fiscal year.

Ann Gassman – President
Ron Harper – Vice President
Liesel Twenhafel – Treasurer
Adam Royval – Secretary

Meeting was adjourned at 4:00pm.