

**YACHT CLUB CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 13, 2022**

I. CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 10:18 a.m. via videoconference.

Board members participating were:

Ann Gassman, President, #45
John Koster, Treasurer, #21

Antony Siegert, Vice President, #48
Robert Duncan, Member, #7

Owners participating were:

Julie Grunwell, #1
Michael Kline, #6
Brett Waters, #13
Tracy Zack, #27
Sara Seefeldt, #35
Ted Rusboldt, #38
Ryan Worrell, #40
Ned & Susan Calonge, #43
Pam Parks, #50

Jessie Kleinbach, #4
Sarah Jones, #11/#16
Helen Hayes, #17
Fred Urban, #29
Seth Lippman, #36
Michael Jones, #39
Travis & Ashley Clabuesch, #41
Remigijus Juska, #46

Representing Summit Resort Group were Kevin Lovett and Kevin Carson. Sarah Woodward of Summit Management Resources transcribed the minutes from recording.

With 20 units represented in person and four by proxy a quorum was confirmed.

II. PROOF OF NOTICE/PROXY

Notice of the meeting was sent July 11, 2022.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Ned Calonge moved to approve the August 14, 2021 Annual Homeowner Meeting minutes as presented. Jesse Kleinbach seconded and the motion carried.

IV. FINANCIAL REPORT

A. 2021-2022 Fiscal Year-End

Kevin Carson reported that as of the end of the last fiscal year the Operating balance was \$10,161, the Alpine Bank Reserve balance was \$220,701, the Alpine Bank Assessment Reserve balance was \$64,734 and the First Bank Reserve balance was \$132,347. The Association ended the fiscal year \$3,451 unfavorable to budget. All Reserve contributions were made.

The 2021/2022 Operating Budget was ratified at the Budget Ratification Meeting on April 19, 2022 with a 10% dues increase.

B. 2022 Year-to-Date

Kevin Carson reported that as of June 30, 2022, the Operating balance was \$6,433, the Alpine Bank Reserve balance was \$232,998, the Alpine Bank Assessment Reserve balance was \$57,621 and the First Bank Reserve balance was \$132,354. The Association was operating \$469 unfavorable to budget. All Reserve contributions have been made.

Kevin Carson said that over half of owners have made full payments toward the Assessment. There is under \$900,000 remaining on the loan.

V. MANAGING AGENT'S REPORT

A. Completed Items

1. Roof leak repairs inside units and to building exterior.
2. Various lock replacements. Kevin Carson noted that individual unit lock replacements are an owner expense.
3. Concrete repairs to the Tenderfoot stairway.
4. Tree treatments for fertilization and pest control.
5. Significant boiler repairs.

B. Reminders

1. All watercraft on the property must be registered annually. Registration is \$25 per watercraft. SRG will provide identification stickers when watercraft are registered.
2. This year, all boilers in the Tenderfoot building will be inspected in September and repairs will be performed if they are deemed necessary. Per the Declarations, the inspection and repair cost will be assessed to the individual unit owners.
3. Window Cleaning: Consider It Done (970-668-0916) or Rise and Shine.
3. Parking is very limited. Two and three-bedroom units are allowed a maximum of two vehicles on site. One bedroom units are allowed one vehicle on site. Vehicles not displaying the correct PURPLE parking pass before 8:00 a.m. or after 5:00 p.m. are subject to towing with no notice. Replacement passes are available at the SRG offices for \$25. SRG charges a \$100 fee to remove a parking boot.
4. Only owners of record and owner's adult family members are allowed to keep a maximum of two domestic pets per unit. Renters are prohibited from having pets of any kind.

There was discussion about specific units with pets. Kevin Carson said that service animals with proper documentation must be allowed. Owners are allowed to request documentation.

VI. ASSOCIATION BUSINESS

A. Update on Declaration of Amendment Process

Kevin Carson reviewed that the Board engaged a legal team in Denver to review and edit the Declarations for compliance with changes in Colorado law. The draft is under review by the Board. The amendments will be presented to the owners for comments and review before voting.

B. *Other*

1. Landscape Maintenance – There was a request to mow around the tetherball area and to address the weeds throughout property.
2. Smoking Restrictions – There was a request to consider a policy prohibiting smoking near the building. Kevin Carson said that current rules restrict smoking in indoor common areas. Colorado laws prohibit associations from banning smoking in individual units. It was noted that there can be a prohibition on smoking within a certain distance of unit doors and on patios. Owners discussed at length the laws and management processes regarding smoking restrictions. It was noted that owners should inform their renters of the rules and regulations. Kevin Carson said smoking restrictions should be addressed in the context of the Declarations amendments that are in process.
3. Short-Term Rentals – There was discussion about potentially limiting short-term rentals. Kevin Carson noted that any type of restriction would require an amendment to the Declarations and/or Bylaws. This should be addressed in the context of the Declarations amendments that are in process. to distribute information regarding changes to Dillon’s rental laws. Seth Lippman asked about ways for owners to communicate informally and directly like Facebook or an email chain.
4. Pesticide – There was a question if the chemicals used in landscaping are safe to use near Lake Dillon. Kevin Carson confirmed with the vendor that there is not a concern.
5. Owner Communication – There was a suggestion to start a Facebook or Nextdoor page for the owners to facilitate communicate among owners. Kevin Carson can provide an owner list upon request.
6. Pet Bag Stations – The bags need to be refilled.
7. Snow Removal – Owners should make sure there are not people below when pushing snow off their decks and that it can accumulate in front of the unit doors below and create an ice hazard. The steps were often icy and snow accumulates in front of the low windows, blocking emergency egress. Kevin Carson said he was not pleased with the shoveling contractor last winter and will be seeking another vendor. Salt buckets are provided next to the steps.
8. EV Charging – Owners with electric vehicles who plug in to the building to charge their cars could be asked to reimburse the Association for the power.
9. Screen/Storm Doors – The storm and screen doors on the lake side of the building were removed during the remodel and were not replaced. Some of the interior frames have peeling paint or bare wood. Kevin Carson said all screen doors that were ordered as part of the remodel were installed, but not all units were slated to have them. Ann Gassman explained that all existing screen and storm doors were removed and some were replaced because the contractor would only take responsibility for doors they had installed. She apologized for the units that were missed. It was clarified that only units with a lakeside door and no adjoining window were slated to have screen doors to provide ventilation.

Action Item: Kevin Carson will add a discussion of screen doors to the next Board Meeting agenda.

Action Item: Kevin Carson will send a memo to all owners about the screen/storm doors and create a list of owners who would like them replaced for Board review.

- 10. Leaking Windows – The Board is working with RA Nelson on the units with leaks. RA Nelson has been notified that the Board believes the leaks are a construction defect. There are 6 – 10 units with leaking windows.

VII. ELECTION OF DIRECTORS

There was one Board seat up for election. The term of Aaron Steck expired this year and he was not running for re-election. It was clarified that the Bylaws, which indicate a nine member Board, were amended about ten years ago to reduce the Board to seven members.

Sarah Jones and Seth Lippman self-nominated. Both candidates introduced themselves and provided biographical information. Since the election is contested, a secret ballot is required. New Colorado laws prohibit SRG from counting the ballots. The designated vote counter will count the ballots after the deadline for submittal on September 22nd. Ryan Worrell volunteered to count the ballots.

VIII. OWNER EDUCATION

Information regarding the processing of insurance claims was provided in the meeting packet. Kevin Carson noted page 15 includes information about the SRG management contract and where to find Association documents. The Association website is www.srghoa.com and includes meeting minutes, governing documents, and notices.

IX. ANNUAL DISCLOSURE

All Association documents are posted on the website.

X. NEXT MEETING DATE

The next Annual Meeting was scheduled for Saturday, August 12, 2023 at 10:00 a.m.

Motion: Antony Siegert moved to schedule the next Annual Meeting on Saturday, August 12, 2023. John Koster seconded and the motion carried.

XI. ADJOURNMENT

Motion: Ned Calonge moved to adjourn at 11:44 a.m. Ashley Clabuesch seconded and the motion carried.

XII. OWNERS ONLY FORUM

There was no discussion.

Approved By: _____ Date: _____
Board Member Signature