

**La Riva Del Lago  
Homeowners Association Annual Meeting  
December 1, 2018 3:00 pm MDT**

**Minutes**

The La Riva del Lago Homeowners Association held their annual meeting on Saturday, December 1, 2018 at 3:00 p.m. at the Wildernd Property Management Commercial Center.

**I. CALL TO ORDER & INTRODUCTIONS**

The meeting was called to order at 3:05 p.m. MDT.

**II. ROLL CALL & QUORUM**

It was noted that owners present and owners represented by proxy constituted a quorum (10%) as prescribed by the Declarations and Bylaws of the Association.

**Homeowners Present:**

Mark Randolph & Ronda Ashley	201	Byron Bachman	203
Gayle Humberd	208	Tom Hanke	211
Tarry Lomax	212	Heidi Chase Mines	215
Richard Hughes	216	Frank Farrell	218
Bonnie Moinet	221	Peggy Gibbs	225
Mary Winquest	226	Alicia Cronquist	234
Jennifer Barchers	302		

**Homeowners Represented by Proxy:**

Janet Nelson/Sue Kuchta - Proxy to the President	204	Lisa Mascarello - Proxy to President	207
Janet Nelson/Sue Kuchta - Proxy to the President	209	Luisa Francoeur - Proxy to President	214
Kenneth & Ruth Beaty - Proxy to President	222	Christopher Forrest - Proxy to President	229
Ron Detwiler - Proxy to President	231	Christopher Lane - Proxy to President	232

**Representing Wildernd Property Management were:**

Bob Towne, Senior Property Manager  
Mike Weber, Community Association Manager  
Keith Chamberlain, General Manager  
Amy Drees, Community Association Manager.

**TOWN OF DILLON PRESENTATION**

Jen Barchers, Town Council Member and Tom Acre, Town Manager, presented:

- Sales tax is up 23% with the addition of REI and other retailers.
- The Ice Castles are returning to Dillon and is benefiting Dillon tourism.

- The Sail Lofts are currently being constructed South East of La Riva. This development and others going in near Highway 6 and the new Christy Sports building are all increasing Dillon property values.
- The Town of Dillon Comprehensive Plan includes changes to Marina Park and the Town Park. There is a Town Meeting December 11, 2018 to discuss further. Park construction will begin summer 2019.
- Dillon Amphitheater has had positive feedback.
- Farmer's Market was successful in its location this summer, but could be moved back to the old location next to La Riva.
- Dillon is implementing Short Term Rental regulation and permitting.
- Vail Health has proposed a surgical facility on Dillon Ridge.
- A private emergency facility has been proposed on Anemone Drive.
- The Town of Dillon will be completing a parking study soon due the problems with parking throughout the town.

**III. PROOF OF MEETING NOTICE**

Mike Weber noted that meeting notice was mailed via USPS and email, posted on the website and posted on the property.

**IV. APPROVAL OF 2017 ANNUAL MEETING MINUTES**

Minutes were posted to the website as a draft and sent to homeowners with the meeting packet.

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Owners moved to approve the 2017 Annual Meeting Minutes.***

**V. PRESIDENTS REPORT**

Bonnie Moinet reported on the following:

- The La Riva Reserve Account has \$167,000 in it as of October 31 and the Association will be adding about \$33,000 per the budget for the new fiscal year. With no projects planned, the estimated ending account balance will be \$200,000.
- Major Maintenance Projects estimated for the future include the following: 2020 - Painting External Railings, 2021 - Replacement of the Buffalo Garage Door, 2022 - Replacement of the Main Street Garage Door, 2023- Replace the walkway by the Hot Tub
- Homeowners discussed the water that pools just outside of the elevator door on the hot tub floor. Management will look into options to address the water pooling up over the garage.

**VI. FINANCIAL REPORT**

Bonnie Moinet reported on the October 2018 Financials:

- Operating cash is at \$32,600 as of October 31

Bonnie reviewed the 2019 Board Approved Budget

- The 2019 Budget includes a dues increase of 3%, or about \$12 per month for 2 Bedroom Units, \$15 per month for 3 Bedroom Units and \$7 per month for 1 Bedroom Units. Garage and Storage Unit dues are also increasing: \$0.63 per month for Garage and \$0.63 per month for Storage.
- Operational expenditures are increasing, so the aboard has increased dues to operations and reserves to offset the costs and save for future expenses. The Board discussed the benefit of strong reserves and decreasing the probability of special assessments for future large expenses.

***RESOLUTION: Upon motion made, duly seconded and passed without opposition, the La Riva Del Lago 2019 Budget was Ratified.***

**VII. MANAGEMENT REPORT**

Bob Towne reviewed the management report included in the Annual Meeting Packet. Points of discussion included:

- One homeowner asked about the issue of water leaking from the Buffalo Garage upper level onto the level below. Management will look into sealing the expansion joints in the floor of the upper garage.
- A homeowner had an issue with her garbage disposer leaking water. She recommended other homeowners be sure to address their garbage disposer and replace it if it is getting old. Bob Towne confirmed that appliances go bad at about 10 years. Any appliance that uses water should be replaced at 10 years to prevent leaks and water claims.
- Homeowners discussed insurance coverage. Homeowners need to have loss assessment to cover assessments allocated from an HOA claim. The HOA is insured to bare walls, meaning homeowners need to insure their property for flooring, appliances, fixtures, etc. Homeowners are also encouraged to look at their policy limit for the HOA claim deductible assessments.

**VIII. ELECTION OF BOARD MEMBERS FOR 2018-2019**

Board Members are elected for 3 year terms. The term of Bonnie Moinet is expiring this year. She expressed an interest in continuing to serve on the Board of Directors. Bonnie was nominated by Richard Hughes for another 3 year term. There were no other nominations from the floor.

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, Bonnie was elected to serve a three year term on the Board of Directors.***

**IX. OWNER'S FORUM**

Bonnie Moinet opened the floor to homeowner discussion:

- Tom Acre spoke about the Commercial area of La Riva. The town is interested in bringing more activity based businesses to the Core of Dillon.
- Parking spaces are not deeded property, are designated to homeowners and cannot be sold without Board approval.
- The HOA considered buying parking spot 403 to make it a dedicated handicap parking spot, but the space was being listed by a Commercial owner for \$25,000 which was an expense the Board did not want to incur.
- The parking garage has many spaces occupied by owner storage. The Board opened the floor to discussion about whether storage should be allowed in parking spaces or if there should be limitations on parking spot storage:
  - The La Riva Declarations are vague about the usage of the spaces in the garage.
  - One homeowner said their tenants are not concerned with the appearance of the storage.
  - The Board would like to make sure that the garage is tidy.
  - Another homeowner discussed the correlation with a tidy property to respected property. He agreed that the garage should be kept tidy if used as storage.
- Homeowners were reminded to contact Wilderndest and the Board if there are any issues with the property that need to be addressed: 970-513-5600 or larivadellago@wilderndest.com.

**X. NEXT MEETING DATE AND ADJOURNMENT**

The next La Riva Del Lago Homeowners Association Annual Meeting will take place December 7, 2019.

DRAFT TO BE APPROVED AT 2019 ANNUAL MEETING

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Annual Meeting was adjourned at 4:39 pm.***