

# LA RIVA DEL LAGO CONDOMINIUM ASSOCIATION, INC.

Annual General Meeting of the Membership  
Saturday December 07, 2019, 3:00pm–5:00pm MDT

**Physical Location**  
204 Wilderndest Road  
Silverthorne, CO 80498

**Conference Call Information**  
Call In #: 712 770 4054  
Access Code: 544832#

## Notice

As per the La Riva Del Lago Condominium Association, Inc. governing documents, and Colorado statute, let it be known that the Board of Directors has called the Annual General Meeting of the Membership to be held at the time and location noted above. All members are invited to attend and/or speak at this meeting after being recognized by the chair.

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## Minutes - Draft

1. CALL TO ORDER & INTRODUCTIONS Bonnie Moinet
  - Meeting was called to order at 3:02pm
2. ROLL CALL & QUORUM Robert Davies
  - Quorum was achieved

### Homeowners Present:

Byron Bachman	203	Tarrant & Eva Lomax	212
Heidi Chase Mines	215	Peggy Gibbs	225
Mary Winquest	226	Beth Eby Forney	230
Chris & Lindsey Lane	232		

### Homeowners Represented by Proxy:

Janet Nelson/Sue Kuchta - Proxy to the President	204	Janet Nelson/Sue Kuchta - Proxy to the President	209
Jonathan & Beth Bourgeois - Proxy to the President	211	Luisa Francoeur Trust- Proxy to President	214
Renu Agarwal M.D./Revocable Trust Agreement - Proxy to the President	227	Alicia Cronquist - Proxy to the President	234
Richard & Donna Elgin - Proxy to the President	235		

### Representing Wilderndest Property Management were:

Bob Towne, Senior Property Manager  
Robert Davies, Community Association Manager

3. PROOF OF NOTICE OF MEETING Robert Davies



- Notice sent via USPS & email on 11/1/19
  - Proxy sent via USPS & email on 11/1/19
4. APPROVAL OF PRIOR YEAR ANNUAL MEETING MINUTES Bonnie Moinet
- 12/1/18 Annual meeting minutes
  - Unanimous vote to approve
5. Town of Dillon representative Mayor Carolyn Skowyra
- 2 new HOA's being built in Dillon.
  - A new urgent care is going to be built next to Dillon Dam Brewery.
  - An orthopedic surgery center will be built next to the City Market sign on Hwy. 6 & Dillon Dam rd.
6. PRESIDENT'S REPORT Bonnie Moinet
- Announced the dues increase of 2%
  - The Buffalo st. garage door will be inspected and replaced if necessary.
  - The hot tub will be evaluated for replacement.
  - There will be a reserve study in 2020.
7. TREASURER'S REPORT Bonnie Moinet
- Review Financials through October 2019 YTD
    - Operating balance \$51,794.66 vs \$38,812.08 LY.
    - Reserve balance \$195,168.71 vs. \$161,219.74 LY.
    - Reserve contribution so far this year is \$27,996.70, projected for \$33,596.00 by the end of the year.
    - Overall operating expenses are 7.83% below budget.
    - Additional hours labor \$436.10 vs budget of \$3,330.00.
    - Snow removal \$0 vs budget of \$700.
    - General repair & maintenance \$10,381.59 vs budget \$7,500.
    - Plumbing & heating \$260.00 vs budget \$1,250.00.
    - Landscaping \$1,421.41 vs budget \$2,500.
  - 2020 Budget
    - 2% dues increase to keep up with utility increases.
    - Budget was passed unanimously.
8. MANAGEMENT REPORT Bob Towne
- The plant bed on the Southeast end of the walkway had it's liner replaced.
  - A light was installed on the Southeast end on the building by the stairs.
  - The fire alarms and sprinklers were inspected.

- The second floor walkway on the North side was recoated.
  - After the roof leaks over the summer, all roofs have been inspected for issues.
  - Boilers and heat tape have been inspected and tested.
  - The sprinklers have been winterized.
  - The wall by the exterior stairs will be painted in the Summer of 2020.
9. ELECTION OF BOARD MEMBERS FOR 2019-20 Robert Davies
- Heidi agreed to run for reelection.
  - Unanimously reelected.
10. OWNER'S FORUM Bonnie Moinet
- East stairway gate security. An arm can reach around and open the gate. No actions planned to remedy this.
  - Window cleaning is planned for 2020.
  - Water is entering units from the patio doors. Is the pitch on the threshold adequate? It is owner 's responsibility to clear snow from around the door to prevent snow melting inside.
11. NEXT MEETING DATE
- The next annual meeting will be held on 12/5/2020