

# **LA RIVA DEL LAGO CONDOMINIUM ASSOCIATION, INC.**

## **Annual General Meeting of the Membership Minutes Saturday, December 4, 2021, 3:00pm**

The meeting was called to order at 3:01pm

Quorum was met with 10% owners present. Members participating in the zoom meeting:

<b>Unit</b>	<b>Name</b>
201	Mark Rudolph
203	Onalee Bachman
209	Richard Kirk
211	Jonathan and Beth Bourgeois
212	Tarry Lomax
214	Luisa Francouer
215	Heidi Mines
216	Richard Hughes & Ann Marie
220	Sondra Dickman
223	Alan and Hollie Cheney
225	Peggy Gibbs
228	Reid Godbolt
229	Christopher Forrest
230	Beth Forney
234	Alicia Cronquist
235	Richard Elgin
301	Jen Barchers

Also present were Keith Chamberlain and Nicky Soupal from Wildernest Property Management (WPM); Heber Rojas from HM Enterprises (HM) and Nathan Johnson - Town Manager

### **PROOF OF NOTICE OF MEETING**

- Notices, proxies and 2020 minutes were emailed on 11/12/21
- Notices & proxies were mailed via USPS on 11/12/21
- Board approved budget, notice and proxy were emailed 12/1/21
- Meeting packet including agenda, proxy, budget and 2020 minutes were emailed 12/3/21



## **APPROVAL OF PRIOR YEAR ANNUAL MEETING MINUTES**

- ***RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Owners moved to approve the 2020 Annual Meeting Minutes.***

## **TOWN OF DILLON UPDATE BY NATHAN JOHNSON- TOWN MANAGER**

- Appreciation of real estate has increased sales tax; right now \$1M over budget; will take excess revenue and do capital improvements:
  - Marina- rental dock
  - Fuel system off lake and on shore
- Projects:
  - Town Parks project delayed due to labor issues and supply chain; resubmitted next week
  - Homewood Suites - open sometime this week.
  - Up Town 240- stagnant right now; working with developers; amended developer agreement end of November. December 15th deadline - have to have financing or remove items and prepare the site for sale.
  - Upcoming events
    - December 15th - tree lighting (4:30pm to 6:30pm); lights will be on 5pm to 9pm
    - Tree lights - along main street and connecting to lake front
    - Lake - will continue lake loops.
    - Ice skating rink in middle of lake
    - December 21st- hockey tournaments on lake
- Owner asked if the Town has put up electric charging stations - working with a company now to have a station next to Petco. Tesla - nothing right now.
- Charging a fee for overnight parking- Council still working on; tabled to late 2022

## **PRESIDENT'S REPORT**

- Placing personal items in common areas is not allowed per Rules; Board and WPM have been put on notice to enforce rules
  - Items damage sealant and create aesthetic issues; may decrease property values
  - Owners should take a walk and claim items
- 2022 Budget- 2022 dues increasing more than prior years; 1.5% average annual increase for many years
- Capital improvements:
  - \$1.5M in next years
  - \$100K in 2022
  - Paint railings (would like to do in 2022)

- Redo ceiling in promenade- push out to 2025 or longer
- Replace the hot tub
- Owners discussed the issues with items in the common areas; Richard noted that a full board should be in place before revising rules.
  - Owners commented that chairs provide a sense of of homeiness
  - Locks on gates are not secure
  - An owner suggested that the board look into amending rules for “appropriate” seating in front of units.
  - Owners would like 30 days notice to remove items from garage and common areas

## **FINANCIAL REPORT**

October 2021 financials were reviewed. There was \$35K in operating cash and \$265K in reserves. Operating expenses are over budget \$4K due to exterior painting, adirondack chairs and elevator repairs.

### **2022 Budget**

- 5.3% annual dues increase
- 5% increase to reserves contribution
- Most of increases are related to increases in recurring expenses - Xcel increasing 12.83%; gas prices are on the rise dramatically
- Reserve expenses: concrete repairs and reserve study

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, the owners moved to ratify the 2022 Annual Board Approved Budget.***

## **MANAGEMENT REPORT**

- Email [larivadellago@wildernest.com](mailto:larivadellago@wildernest.com) with HOA issues; not personal emails.
- Items under stairs need to be moved right away
- Highlighted completed projects included:
  - Exterior painting
  - 12 new adirondack chairs
  - New gutters
- Heber Rojas with HM Enterprises reported:
  - Proposing more trash bins around property
  - Deep clean of elevator
  - Heat tape installed
  - HM is a partner of WPM; Heber Rojas was a past WPM employee and is sharing office space and network resources with WPM.



- Call 970-513-5600 x 1 with property maintenance issues - 24/7 call center
- An owner noted that HM has done a fantastic job
  - 3rd level walkway needs to be maintained very well

### **ELECTION OF BOARD MEMBERS FOR 2021-22**

Board members are elected for 3 year terms; only 2 current members:

Richard Hughes - term ends in 2023

Heidi Chase Mines - term ends in 2022

Nominations- Mark Rudolph and Jonathan Bourgeois

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, Mark Rudolph and Jonathan and Bourgeois were elected to serve 3 year terms.***

### **OWNER'S FORUM**

- Exterior/interior window washing and replacement of light bulbs up high; owners will put together a punch list for HM
  - Windows are owner responsibility; including cleaning
- It was noted by an owner to maintain the stairwell on the promenade.

### **NEXT MEETING DATE**

The next annual meeting is to be held on Saturday, Dec. 3, 2022 @ 2pm

The meeting was adjourned at 4:25pm

The Board met after the meeting to assign officers:

Richard Hughes: President

Heidi Chase Mines: Vice President

Jonathan Bourgeois: Treasurer

Mark Rudolph: Secretary

Peggy Gibbs: Board Intern (non-voting member)