



**BOARD OF DIRECTORS MEETING**  
**July 11, 2024**

**I. CALL TO ORDER**

The meeting was called to order at 4:03 PM.

**II. INTRODUCTIONS OF THOSE PRESENT and DETERMINATION OF QUORUM**

Board members in attendance by Zoom video conference were Eric Swick, Karen White, and Brent Mueller. Representing Summit Resort Group was Kelly Schneweis and Kevin Lovett. A quorum was present.

Owners Present:

Sarah Kallman, 1101

Chuck Podolak, 1104

George Merriman, 1105

Mary Pierson, 1108

Rebecca Johnson, 1302

Nicole Miller, 1303

David Everly, 1306

Kelly Russo, 2202

David Landoch, 2206

James Hedges, 2301

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

Eric moved to approve the minutes from the February 15, 2024, Board Meeting. Karen seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

SRG reviewed the financials as follows:

May 31, 2024, Financials

Operating Account Balance \$10,088.04

Reserve Account Balance \$119,540.94

May 31, 2024, Profit and Loss vs Budget reports \$201,478.80 of actual expenditures vs \$173,707.16 of budgeted expenditures resulting in an unfavorable balance of \$27,771.64 or 15.98% over budget. The electric bills for April and May were not posted to the financials and are expected to be posted to the June financials. Areas of significant expense variances were reviewed.

Eric provided a summary of the maintenance expense overage. The Board is interested in a preventative boiler maintenance contract. Karen explained the window cleaning expense was not represented in the budget therefore reads as an overbudget item. The landscaping expense of \$6,500 was to replace the mulch with rock. This expense needs to be relocated as a reserve expense.

The budget approval is pending. The Board should have a finalized budget in the upcoming weeks. Once approved, this will be distributed to owners. Eric commented that the budget will be approved before October 1, 2024.

**V. OWNERS FORUM**

The following owner forum items were discussed.

Chuck thanked the Board for researching and committing to a new management company.

Sarah inquired about adding aspen trees to help screen construction. Eric informed the owners any plans for additional trees must be submitted to the Town of Dillon for approval. Sarah informed the Board her insurance carrier dropped her coverage due to the insurance claim for the garage break in.

There was discussion about participation in the Town of Dillon Meetings. Meetings are recorded and minutes are sent out if you are signed up to receive notification from the Town of Dillon.

Rebecca requested to please be aware of your barking dogs during the day.

## **VI. RATIFICATION OF EMAIL VOTES**

There were no email votes to ratify.

## **VII. PROPERTY MANAGER REPORT**

SRG reported they are currently in the informational gathering phase. We are working on developing a website page. ACH and Owner Survey forms were emailed to all owners. The ACH, automatic dues, payments are pulled around the 15<sup>th</sup> of each month.

## **VIII. OLD BUSINESS**

The following old business items were discussed:

A security update was provided. A Security Committee was formed to review options. Karen thanked Mark, Kelly and Denise for their work participating on the committee. There was discussion about adding new locks for storage doors and reviewing surveillance system options. The Board is anticipating a call with the attorney to review storage space liability soon.

## **IX. NEW BUSINESS**

SRG staff introduced themselves. Kelly is the Property Administrator assigned for Sail Lofts. Kevin Lovett is the President of SRG. The management agreement with Sail Lofts begins September 1, 2024. SRG has afterhours emergency coverage, short term rental services, long term and seasonal rental services, and a real estate division should owners need assistance.

Eric stated the Sail Lofts Board interviewed multiple companies for management services. SRG is a local company with a team of maintenance staff and access to quality contractors. SRG provides a more inclusive service such as landscaping and common area cleaning as part of their agreement.

Karen asked owners to please be courteous to SRG because Sail Lofts is not officially on board until September 1, 2024.

The Board informed the ownership of a ban on gas grills beginning January 1, 2025. Eric stated this is coming down through the insurance market and is not just specific to Summit County, but the entire state. Some associations already have this policy established. Insurance companies are looking at ways to minimize risk. The Board is trying to give early notice to owners about the elimination of gas grills because of insurance stipulations. There are electric grill options that are permitted. Reminder propane tanks are not permitted in the garage. There was discussion about disposal of gas grills. Owners are not permitted to use the common dumpster. A notice will be sent to owners in October about grill removal. Nicole inquired about a common shared grill. There are distance requirements from the building. The Board is hesitant to encourage a community grill option.

Owners can expect an HOA dues increase for the next fiscal year budget beginning October 1, 2024.

**X. NEXT BOARD MEETING DATE**

The Annual Meeting of the Owners is scheduled for Wednesday, September 18, 2024, at 4pm. Directly following the Annual Meeting will be a Board of Directors meeting.

Mary thanked the Board for their efforts.

**XI. ADJOURNMENT**

With no further business at 4:42 pm, the meeting was adjourned.

**APPROVED 7/13/24 by email vote**