SAILLOFTS
AT LAKE DILLON

BOARD OF DIRECTORS MEETING
February 5, 2026

I. CALL TO ORDER

The meeting was called to order at 5:32 p.m. via videoconference.

II. INTRODUCTIONS OF THOSE PRESENT and DETERMINATION OF QUORUM

Board members in attendance were:

Eric Swick, President, 2-303
Brent Mueller, Vice President, 2-305
Karen White, Secretary, 2-204

Owners in attendance were:

Mark Bittner, 1-207
Kelly Russo, 2-202
Rick & Sharlene Cassidy, 2-205
James Hedges, 2-301
Mark Schuler, 1-305
Rebecca Johnson, 1-302
David Everly, 1-306

Representing Summit Resort Group were Kelly Schneweis and Kevin Lovett. A quorum was confirmed.

III. APPROVAL OF PREVIOUS MEETING MINUTES

There were no outstanding minutes to approve.

IV. FINANCIALS

A. *Financial Report as of June 30, 2025*

Kelly Schneweis reviewed the December 31, 2025 financials. The Operating Account balance was $38,367.71 and the Alpine Reserve Account balance was $93,842.49. December 31, 2025 Profit and Loss reports $85,892.63 of actual expenditures compared to $92,419.00 of budgeted expenditures resulting in a favorable balance of $6,526.37 (7.1% under budget).

All Reserve contributions through December have been transferred to date. Monthly contribution is $3,250. Annual total collected, $9,750.

Last year we used about $20,000 of the Reserve funds to assist with covering operating expenses. If the Association is favorable to budget, then the additional operating funds will be transferred to Reserves.

Karen White reported the Edward Jones account is Reserve money.

V. RATIFICATION OF EMAIL VOTES

In compliance with State laws, all actions taken by the Board outside of a meeting are recorded by email and made part of the Associations Records.

1. 8/22/25 Board of Directors Meeting Minutes 8.6.25 approved

2. 8/25/25 Annual Meeting Notice Mailer approved
3. 9/15/25 Letter to 1105 Owners approved
4. 9/19/25 Reimbursement to 1105 Owners approved
5. 10/6/25 Deck 1302 reported concerns not structural
6. 10/6/25 Annual Meeting Minutes Draft OK to distribute to owners
7. 10/6/25 Board of Directors Meeting Minutes (Delegate Officers) 9.24.25 approved
8. 10/7/25 Building 2 Motion Light for Dumpster approved
9. 10/22/25 Letter to 1207 Owners approved
10. 11/6/25 Lighting replacement after power outage approved, 14 fixtures
11. 11/14/25 September Financials approved for Tax Prep
12. 1/13/25 Tax Returns approved and filed
13. 2/5/26 Four Mile Mechanical estimate $1,915 to replace Nox Sensors approved

Motion: Eric Swick moved to approve the ratification of email votes as presented. Karen White seconded and the motion carried unanimously.

VI. OWNERS FORUM

The following owner forum items were discussed.

1. Brent Mueller and Karen White provided a summary of the Dillon Town Meeting from February 4th. The Town of Dillon is attempting to clean up lots (combine and reduce the number of lots and rename them for better clarity), particularly for Town owned property, to make it easier to sell to prospective developers. They proposed to make the lots more square in shape. At the meeting there was discussion about building heights and unfavorable opinion about allowing exceptions to the height regulations.

2. David Everly commented about the interior hallway lighting being on motion sensors. He reported areas where the lights are delayed turning on and wanted to understand if the motion sensor lights were being considered for all future replacements. The intent is not to replace all lighting at this time. There were challenges locating a like for like light replacement and the Board selected the best option for replacement that also provided the motion sensor feature.

VII. PROPERTY MANAGER REPORT

Kelly Schneweis reported on completed and pending items.

Completed:

1. Boiler Igniters and Flame Rod repairs
2. 2105 balcony wood rot repaired and the trash enclosure below repairs complete
3. Replaced 15 light fixtures after power surge
4. Builders Insurance Claim – Settled
5. Irrigation Blowout
6. No parking signs were purchased for each building
7. Building 2 Dumpster Enclosure – Motion Light
8. Tax Return

VIII. OLD BUSINESS

A. *1-207 Deck Beam Split*
The Board is working with Summit Homes Constructions on options for beam repairs. Beam repair or replacement estimates are between $13K - $20K. There is consideration to repair with glulam and lag bolts. The aesthetics of the building are being evaluated with potential options. The downside with full beam replacement will be significant interruptions for homeowners. The Board is working on scheduling a meeting with Summit Homes Construction to discuss it further. Eric Swick is more comfortable working with Summit Homes because of familiarity with the building.

B. *Unit Door Locks*
Kelly Schneweis reported that once the deck beam repair in Unit 1-205 is completed, she will begin the master key rekey project. All units are required to remain on the master key system and any locks that have been changed will be rekeyed or replaced for compliance. Scheduling will be communicated directly with owners.

C. *Altitude Law - Maintenance vs. Insurance Responsibility Chart*
The Board will review the chart and finalize. This chart helps identify what maintenance items are HOA vs. Homeowner responsibility to maintain.

D. *Window Trim*
Sections of trim have been falling from windows around the property. The Board determined this should be handled by the Association rather than by individual owners to ensure consistency. This is being considered as a Spring or Summer project. Additional trim pieces may be purchased to have in inventory for future replacement.

E. 2105 Rotten Wood on Balcony into dumpster enclosure
Summit Homes Construction took responsibility for repairing unit 2105 rotten wood on balcony and into the dumpster enclosure. A final inspection of the work will be completed.

F. Reserve Study
The Board is considering an updated Reserve Study. Multiple bids have been received. A Reserve Study is a professional study that outlines future capital improvements and a Reserve Fund Plan. The estimates range from $3,000 to $7,400. Eric Swick stated this study is necessary to have a plan to have adequate funding without the need for major Special Assessments. It was suggested to update the Study every 5 years. The Board will discuss further.

IX. NEW BUSINESS

A. *Building 1 Landscaping, corner section – Tree removal*
A tree located on the corner of the property near Building 1 has fallen over and must be removed. This area of landscaping was identified as Sail Lofts property last Summer after a reported leak on the irrigation system. The Board will review this area further and determine if additional landscaping work is necessary. David Everly questioned if Town

code requires a tree to be replaced after one is removed. An application with the Town is needed only if there are significant landscaping enhancement.

B. *Building 1 Nox Sensors*
This was previously discussed and approved by email. Four Mile Mechanical will complete the Nox Sensor replacement in the garage of Building 1.

C. *Interior Paint Touch Ups*
Interior touch up painting in both buildings will be reviewed further.

D. *Individual Unit Doors, repairs*
A few individual unit doors should be considered for repairs. The luggage carts or other items have caused significate damage to the doors and frames leaving them unsightly. Brent Muller stated corner protections are needed on the lower levels of the building.

E. *Tile Repairs*
Tile repairs in front of the elevators should be considered. Further review is necessary based on priority and funding.

F. *Architectural Guidelines for Unit Modifications*
The Board discussed the need for Architectural Guidelines for Unit Modifications. The Board will review further and incorporate any revisions.

X. NEXT BOARD MEETING DATE
The next Board of Directors Meeting is scheduled for May 13, 2026 at 5:30 p.m.

XI. ADJOURNMENT
Motion: Eric Swick motioned to adjourn at 6:19 p.m. Brent Mueller seconded and the motion carried unanimously.

Approved By: ____ Date: ____________________
Board Member Signature