

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION
ANNUAL MEETING
JULY 18, 2009**

TOWN OF DILLON UPDATE

Peter Schutz provided an update on summer projects. He reported that the tax assessor received about 1,000 tax protests. Many tax assessments increased by more than 50%. He was told that the assessor took the highest comparable sale from the recorded period and then added a time value of 1.52% per month until the end of 2008. Some protests were successful. He was told that if a valuation adjustment is made for one unit, it will be made for all units in a complex.

A major project for the Town is the reconstruction of Tenderfoot Street and Gold Run. The project is running three weeks behind schedule due to litigation with the Yacht Club. The first lawsuit was resolved but the Yacht Club filed a second lawsuit. Owners in that building have been parking on the west side of the building in the Town's right of way for many years. All of these parking spaces have disappeared due to the new bike path.

Starting sometime in August and continuing through the fall construction will start on the section from the four way stop sign at Gold Run up to Highway 6. The plan is to move the bike path to the north side of the road, leave some retaining walls and reconstruct the whole street. This will improve drainage and reduce surface water that flows into the Association driveway. Construction will be an annoyance during the remainder of the summer but will be an improvement once it is completed. The sales tax increase is being used to fund this project.

Sales tax revenue for the Town of Dillon is down 10%. Walgreen's is scheduled to open August 17, 2009. The town is relatively stable in terms of sales tax. There will be events throughout the summer such as the Farmer's Market and an art show, and numerous offerings at the Amphitheater.

I. CALL TO ORDER

The Anchorage West Condominium Association Annual Meeting was called to order by Jim Sebben at 9:12 a.m.

Board Members Participating Were:

Jim Sebben, President, Unit 63	Melissa Barrett, Vice President, Unit 101
David Lippa, Treasurer, Unit 84	Peter Tamblyn, Secretary, Unit 136
Chris Durkin, Director, Unit 112	

Owners Present Were:

Dee Jacobson & Pat Speedy, Unit 64	Don Hurd, Unit 71
Tom Keesling, Unit 74	Jack Ross, Unit 81
Marilyn Topping, Unit 85	George & Lee Douglas, Unit 91
Dr. & Mrs. Bruce Douglas, Unit 91	Mel Cohen, Unit 93
Joseph Barrett, Unit 101	Jane Bergsma Shelton, Unit 102
Young Cho, Unit 103	Alexandra Hoy, Unit 104
Mr. & Mrs. Jorgenson, Unit 111	Diane Durkin, Unit 112

Dale Hill, Unit 113
Gordon & Kristen Abrams, Unit 122
Robert & Verlyn Dentel, Unit 133
James & Judith Collins, Unit 143

Dan Waters, Unit 114
David Wright, Unit 123
Harold and Carolyn White, Unit 142
Edward Akerlund, Unit 146

Representing Summit Resort Group were Peter Schutz, Kevin Lovett and Mark and Pam Williams. Margot Mayer of Summit Management Resources was recording secretary.

II. ROLL CALL AND CERTIFICATION OF PROXIES

With twenty-four units represented in person and five proxies received a quorum was reached.

III. APPROVE PREVIOUS MEETING MINUTES

Jack Ross made a motion to approve the minutes of the July 26, 2008 Annual Meeting as presented. The motion was seconded and carried.

IV. FINANCIAL REPORT

A. Balance Sheet as of May 31, 2009

1. Operating Bank Account - \$2,587.
2. Alpine Reserve - \$51,621.

The Profit and Loss statement reflected that the Association closed the year with an \$8,629 deficit mainly due to overages in Building Maintenance from a plumbing leak and repairs in the lower north building, Grounds Maintenance and Pool and Spa Maintenance.

B. 2009/2010 Budget Ratification

The 2009/2010 proposed Operating Budget includes a \$10/unit/month increase; however, this increase is solely due to the incorporation of the internet improvement fee as previously approved by homeowner mail vote. Internet service has been upgraded but owners have not been charged. The increase is effective August 1, 2009. It was noted that per the terms of the Comcast agreement, all wireless set ups must be password protected.

Areas of significant change include:

1. Gas - \$11,826 decrease based on a new locked price that was negotiated combined with a decrease in usage due to the new boilers.
2. Building Maintenance - \$1,200 annual increase.
3. Cable TV - \$2,346 annual increase.
4. Internet - \$6,117 annual increase.
5. Pool Maintenance - \$1,325 annual increase.
6. Insurance - \$1,608 decrease based on the new premium for the bulk policy.

7. Rubbish Removal - \$1,026 annual increase. Jim Sebben said the Board will discuss future recycling plans.

Al White made a motion to approve the 2009/2010 Budget as presented. Jack Ross seconded and the motion carried. An owner mentioned that she is paying much less for internet service now. Kevin Lovett said he would check with Comcast to make sure that owners are not double billed for services. Wireless internet service should be password protected.

V. OLD BUSINESS

A. *Boilers/Hot Water Temperature*

Jim Sebben said the installation contractor had corrected all boiler deficiencies. After further research the Board decided to make additional plumbing changes, hoping this would provide more stable hot water configurations in the winter. There are very few shut downs now but there are still issues with a consistent water temperature.

Kevin Lovett said a contractor installed a new mixing valve to resolve temperature fluctuations in the lower north building. Owners in this building should let him know if the new valve improves the situation. The temperature is less consistent when occupancy is low. Kevin said if he receives positive feedback he will have mixing valves installed in the upper and lower south building as well.

Falk Jorgensen said he occasionally still hears loud banging in the pipes. Although pipe banging has been nearly eliminated, Kevin stated that banging can occur if the pressure is too low. Owners should call him when this occurs and he can increase the pressure in the system.

Kevin explained that a bad zone valve could be responsible for excessive heat in units. The zone valves are set to fail in the open position, which can result in excessive heat.

B. *Window Replacement*

Melissa Barrett said in the past it was not possible to pass a motion to replace the sliding glass doors and windows on the lake side. The Board has done a lot of research and chose a preferred vendor. Accent Windows has provided the best price and product. Prices would be reduced considerably if multiple owners would choose to replace their windows. The price for up to four units would be \$7,405 for three bedroom units and \$5,097 for two bedroom units; screen doors are included in the price. If five to ten units participate, the price would be reduced by 10% and if more than ten units participate, there would be a 15% discount.

The windows are color-bonded musket brown, R-4 with tempered glass. Options available are white or beige for the inside frame and different shades of wood cladding. The price does not include the upper windows. The lead time is eight to twelve weeks and orders have to be placed no later than August 1, 2009. The price includes the screens. Melissa said this would be an individual owner expense and choice.

An owner asked why the Board was making this program optional. Melissa explained that some units have double pane and some have only single pane windows and some owners do not want to replace their windows. Kevin Lovett said there is minimal heat loss from the small upper windows. Melissa introduced Tom Darr from Accent Windows. He explained that the windows are custom made and include a lifetime warranty that transfers to new owners. The warranty is for seal failure, glass breakage, screens and rollers. He said the inside color could be upgraded to a color bond choice. He said even if all owners do not replace their windows there would only be a slight visual difference due to the different shading of the glass. He said his company offers services such as insulating and boxing in the window. The patio door is built to hurricane standards. The threshold will stand up a bit higher. The windows have a metal coating on the glass that reflects heat. The U factor is 0.28. Tom said that all windows have to be tempered in order to meet building code. There will still be passive solar gain from sun during wintertime. Window replacement qualifies full time residents for a tax break. One owner in the Association has replaced their windows.

An owner asked if it would be allowed to only replace the patio door but not the windows. The Board would have to decide on this matter because there would be a slight visual difference. An owner asked if it was possible to order a patio door that opens to the inside instead of a slider. Tom said it would be possible but it would be much more expensive and would not look uniform.

Tom Keesling asked if there would be a discount if the windows in all units were replaced. Tom Darr said he could probably give an additional 10% discount off the quoted price, possibly up to 25% all together if he could get a commitment to replace one half of the windows now and the other half next year. Tom Darr said he could offer a better price for 45 or more units and he could reevaluate the price if 30 units signed up. He would not be able to offer financing. If all windows were to be ordered right away he would be able to replace all of them this year. Peter Schutz said owners would most likely be able to get financing through Alpine Bank. Tom Darr commented that prices will most likely increase over the next twelve months.

Jim Sebben said he intended to research the projected gas savings with windows replacement. Tom Darr estimated there would be an energy savings for the in unit heating but he could not give a written guarantee. He said the amount of heat savings

would depend on individual habits, and he has seen savings as high as 50%. An owner noted it was in everyone's best interest to change out all the windows to reduce gas consumption.

A motion was made to replace all lake side windows as an Association project. Kristen Abrams seconded. The motion was amended to exclude David Wright's unit since he has already replaced his windows. In discussion an owner added that this would be an Association assessment. Jack Ross amended the motion to specify that the price guarantees a minimum discount of 25%. An owner asked if the membership had to be notified of this vote in advance. Jack responded that the vote could be done without prior notification. An owner commented that the topic on the agenda specified window replacement but not a Special Assessment. It was noted that all owners have the opportunity to assign their proxy.

An owner asked to have Tom Darr step out of the room. An owner commented that the result of the vote should be kept confidential because it may be possible to further negotiate the price. The Board asked Tom Darr to call his boss to determine the maximum discount. Tom Darr left the meeting room. The vote on the motion was tabled.

VI. NEW BUSINESS

A. Bay Area

Mel Cohen said the complex has a great view of the bay but there are more buoys and wood bars. He asked the Board to talk to the Dillon Town Council about having some moorings removed. He requested that the boats and catamaran stored on the hill be removed as well.

B. Long Grass on Lake Side of Lower Buildings

An owner said that the long grass on the lakeside of the lower buildings had not been mowed lately. An owner commented that the long grass should not be mowed because they are on Denver Water board property, are natural and keep the dirt down. The Board will take this matter under advisement. A motion was made not to mow the long grass. The motion was seconded but there was no action on the motion.

C. Canoe Rack

Don Hurd asked that the canoe rack be moved. Kevin Lovett said he would move it.

D. Drainage

Don Hurd asked if gutter drainage could be improved in his unit area. Jim Sebben said the Board was aware of the drainage issues and would explore a solution.

E. Lights on Lake Side Walk

An owner asked if it was possible to reduce the brightness of the lights. There are also a number of lights that do not match. The Board will research this issue.

F. Rules and Regulations

Marilyn Topping asked to have the following added to the Rules and Regulations:

1. Storage – Covered parking cannot be used to store boats, trailers, wood or any other items. Any items currently stored must be removed.
2. Grills - Charcoal grills should not be allowed due to fire hazard.

The Board will take her request under consideration. Marilyn Topping made a motion to change the Rules and Regulations as stated above. She seconded her own motion. Melissa Barrett said the Board would address these issues.

G. Power Washing Parking Lot

Marilyn Topping asked that the parking lot be power washed. Melissa Barrett said the Board had already discussed this matter.

VII. OLD BUSINESS (continued)

B. Window Replacement (continued)

Tom Darr returned to the meeting and said he was not able to reach his boss. He said he could guarantee a discount of 25% and lock the price for one year. Tom left the room.

An owner asked that the results of the vote be kept confidential until additional discount information is provided. Bruce Douglas made a motion to replace all the windows in the entire complex. The motion was seconded. In a show of hands there were seventeen owners in favor and twelve opposed and the motion carried.

Peter Schutz suggested researching other vendors as well. It was pointed out that 3 alternate vendors had been evaluated prior to choosing Accent Windows.

VIII. ELECTION OF DIRECTORS

There was one vacant position on the Board as David Lippa's term is expiring. Chris Durkin made a motion to nominate Dale Hill. The motion was seconded and carried. Marilyn Topping and Mel Cohen volunteered to serve on the Board.

Secret ballots were tallied and Dale Hill was elected.

IX. RATIFY ACTIONS OF THE BOARD FOR THE PREVIOUS YEAR

A motion was made to ratify the actions of the Board. The motion was seconded and carried.

X. ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 12:25 p.m.

Approved By: _____ Date: _____
Board Member Approval