

**LAKE DILLON CONDOMINIUMS  
ANNUAL HOMEOWNER MEETING  
August 12, 2017**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 10:04 a.m. in the Lake Dillon Condominiums meeting room.

Board members present were:

Forrest Scruggs, President, Unit 209  
Julie Hummel, Member, Unit 110  
Jeanne Berggren, Unit 107/108  
Ken Lehman, Unit 206

Walt Spring, Treasurer, Unit 202/301  
Timothy Murphy, Member, Unit 103  
Scott Roper, Secretary, Unit 207

Owners present were:

Julia Markley, Unit 102  
Bill Hummel, Unit 110  
Edward & Suzanne Husler, Unit 205  
Sean Witkowski, Unit 212  
Richard & Bessie Braesch, Unit 303

Mary Fowler, Unit 103  
Alison McCormack, Unit 201  
Ken & Carla Lehman, Unit 206  
Wendy Spring, Unit 202/301  
Sue Donaldson, Unit 304

Proxies were received from Units 105, 106, 109, 111, 112, 203, 206, 210, 211 and 302. With 13 units represented in person and 9 proxies received a quorum was reached

Representing Summit Resort Group were Peter Schutz and Aaron Hofmeister. Margot Mayer of Summit Management Resources was recording secretary.

**II. TOWN UPDATE**

Tim Westerberg and Kirsten Anderson from the Town of Dillon provided an update. The new magazine Exit 205 is a collaborative effort between the towns of Dillon and Silverthorne. The Dillon sales tax was down year to date due to the loss of Sports Authority and Vitamin Cottage. It is anticipated that REI will replace this revenue. Excise tax was up \$66,000. Two ballot issues are being considered. The first will ask voters for permission to issue bonds, and the second will be to opt out of Senate Bill 152 in order to allow the Town to participate in any deal to provide internet.

The purpose of the Dillon Town Core Revitalization is to create a vibrant, mixed-use destination that reflects the Town's mountain lake-style identity. Proposals will be discussed at the Town Council meeting October 3, 2017. An affordable housing project is being considered as a ten year long-term plan. A public hearing will be held August 15, 2017 at 5:00 p.m. to discuss the proposal for the development of a 58' high building with 24 units. The proposal meets all requirements. The Town Council solicited proposals for a mixed-use development in 2015 but had no response. They unsuccessfully tried to court the Lake Dillon Theatre Company and were then rebuffed by Colorado Mountain College after more than one year of negotiating.

The largest project this summer is the amphitheater reconstruction with additional restrooms and facilities for the performers. The amphitheater is scheduled to open July 4, 2018. The Town of Dillon website offers detailed information about the project. Concerts will still be free but bigger bands will be explored, which could entail the sale of tickets. All contracted phases are funded.

An owner said there are often intoxicated people in the Town Park and asked if there was a policy in place. TheTown Representative were not aware of any policies but will address the concern.

The Marina has a new manager and Pug Ryans is under new ownership. A suggestion was made to add a lodging link to the Town website. Kirsten Andersen said she would add a link.

An owner asked about the completion of Lodgepole Street. TheTown Representatives had not seen any plans.

### **III. PROOF OF NOTICE**

Notice of the meeting was sent July 12, 2017.

### **IV. APPROVE PREVIOUS MEETING MINUTES**

Sean Witkowski noted a correction to the spelling of his name.

Julie Hummel made a motion to approve the minutes of the August 6, 2016 Annual Meeting as amended. Sean Witkowski seconded and the motion carried.

### **V. TREASURER'S REPORT**

Walt Spring presented the Treasurer's Report. As of July 31, 2017, the Association did not make four contributions to Reserves. Two were used to cover an overage in snow removal expenses and the other two were used to cover overages in Repair and Maintenance. He was confident that three payments could be made by year-end.

He reviewed the following:

1. The heating system air bleeder valves were replaced to reduce the knocking noise caused by air in the lines. The expense of \$2,800 was paid out of Operating but should be allocated to Reserves.
2. The Board decided against the redesign of the Clubhouse area and the relocation of the hot tub since the costs were prohibitive. It made more sense to replace the existing hot tub and ventilation system.
3. The cost to replace the boilers is estimated at around \$130,000. If the boilers last until 2022/2023, there will be enough money in Reserves to pay for the project. If not, there will need to be a Special Assessment and potential financing. If one boiler goes out, the other one can be used as a back-up. The system will most likely be replaced with three to four smaller boilers. A new state of the art system would be a major improvement and would result in savings in utilities.

**VI. PRESIDENT'S REPORT**

Forrest Scruggs reported that Kevin Lovett and his team have spent a tremendous amount of time meeting with architects and getting proposals for the hot tub remodel. The Board voted against the project since the cost was prohibitive.

**VII. MANAGING AGENT'S REPORT**

Peter Schutz recognized Aaron Hofmeister for his work at the property. Improvements to the mechanical system were worth the cost if banging pipes can finally be taken off the agenda. Stair replacement was completed and hot tub replacement will be future items of discussion.

Statistics of rental performance were available. Rentals have been a challenge since online bookings are very competitive. Peter Schutz recognized Kevin Lovett's efforts to improve Summit Resort Group's website to promote rentals.

He asked that owners provide feedback on improvements or if they notice something that needs attention. A recommendation was made to post signs in units asking guests not to move items between units. Julie Hummel said that a table will be available for claiming "items not associated with your unit" at the picnic.

It was discussed that guests sign a no smoking agreement and acknowledge a \$250 fine when checking in. Smoke detectors should be checked because some guests remove the batteries. Housekeeping has improved compared to last year and Property Management is working on improving inspections and procedures. Peter Schutz said the goal was a flawless owner arrival.

An owner suggested adding a handrail to the steps up to the elevator since it is very icy and slippery in the winter. Peter Schutz noted the request.

Owners were asked to remove furniture items from the owner storage closet. Items that are not claimed will be donated. All items should be identified. Shelves and hooks for bikes will be added in the closet.

An owner asked about people smoking outside of the building. Peter Schutz said the smoking policy covers the common areas. He was not aware of the rules for public property. The owner requested addition of "No Smoking" signs on the patios and decks. Peter Schutz will research options. Owners should report smoking violations to the office.

Peter Schutz said that there has been a lot of fraud related to service dogs. There have been Federal updates and service animals must wear a tag. Owners should report violations to the office.

An owner said that the lawn looks great but there are some thistle weeds on the far edge of the lake side lawn. Peter Schutz noted the comment. A comment was made that the flowers look very nice.

**VIII. OLD BUSINESS**

There was no Old Business.

**IX. NEW BUSINESS**

*A. Parking*

Walt Spring requested installation of another “Resident Parking Only” sign. The location of the sign will be determined.

**X. ELECTION OF OFFICERS**

The Board seats of Tim Murphy, Walt Spring and Forrest Scruggs were up for election and all three were willing to run again. There were no nominations from the floor.

Jean Berggren made a motion to elect the three incumbents by acclamation. Walt Spring seconded and the motion carried.

**XI. SET NEXT MEETING DATE**

The next Annual Meeting will be held August 11, 2018 at 10:00 a.m.

**XII. ADJOURNMENT**

A motion was made to adjourn at 11:25 a.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member Signature