

**ANCHORAGE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
June 8, 2019**

I. TOWN OF DILLON UPDATE

Town Manager Tom Acre and Mayor Carolyn Skowyra provided an update on town activities. March sales tax was up 4% over last year and is about even year-to-date. Development of the Homewood Suites started last week. Next week Lake Dillon Drive will be closed for about three days to connect the utilities. A new duplex is under construction in Corinthian Hills. Work on Uptown 240 should start any day. An urgent care facility and 18 condominiums will be built behind the Dam Brewery. Work is scheduled to start on the Dillon Medical/Vail Health on Lookout Ridge this fall. It will be a medical campus for orthopedics. Panera Bread is in the planning stages for a new complex by Noodles. There has been preliminary discussion about redevelopment of the Jersey Boys site and a new restaurant and residential units at 103 Main.

Town capital improvements include a new fence at the amphitheater. A donation wall will be built on the left side of the amphitheater entrance. There are continued ADA improvements throughout town, including ramps for the sidewalks. There will be medians added on Buffalo and Labonte for divided parking off the road. The bus shelters will be replaced and the buses will be rerouted to go counterclockwise through Dillon. The buses now have approval to go over the Dam Road. The parking analysis has been completed and a report is expected in July. The Town Council will assess the situation and determine how to address future parking as development continues. The Town Council is focusing on making downtown Dillon pedestrian-friendly and will be doing a walking survey. The Marina Master Plan will be updated this summer. A few of the light poles will be replaced this summer and fall. There are 12 new purple holes on the disk golf course that are family friendly. The two westernmost tennis courts will be demolished this summer and rebuilt as part of the Town Park Master Plan. There will be a new entrance to the park between the courts. The other two will be rebuilt next summer. The courts will be striped for pickleball and tennis. The Town Park improvements are ongoing. Last summer the drainage was addressed. The Ice Castles went well and may return this winter. The parking will be improved on two sides to create space for the Farmer's Market when it moves back.

The Town representatives addressed owner questions and comments:

1. Amphitheater Donation Wall – The Town ran a campaign and had some substantial corporate contributions. Other individuals have expressed interest and it will be a living donation wall. Anyone interested in contributing should contact Tom Acres.
2. Tenderfoot Hill Sidewalk - When the road is rebuilt at some time in the future (it is not in the current plans), it will include a sidewalk. The current grade is too steep for a regular sidewalk. Stairs or a ramp are not viable options due to cost and ADA requirements.
3. Lake Dillon – The level is being kept low in anticipation of the significant snowmelt. It is expected to be full by the end of this month.
4. A Dock – The new A dock is significantly longer than the others and is based on the new Marina Master Plan. The plan includes one gangway for all docks and pushing them all out a bit further. The old A dock will be relocated by the crane.

Summer events include the Farmer's Market, which started yesterday and features several new vendors. The Beer Fest is this afternoon in Marina Park with over 30 vendors and a band. Michael Franti is playing the first paid concert at the amphitheater tonight. There is a new sound system. There will be Sunday movies on the water with an educational series before the movies. The marina and Tiki Bar are open. There will be six paid concerts at the amphitheater, with three of them on weekends. All events are listed on the website www.dillonamphitheater.com.

The Town is collaborating with the Forest Service and County on a workforce rental housing project on County Road 51, which will be funded with 5A. A group of middle school students will be providing a proposal for a plastic bag ban or charging a fee.

Ned Calonge expressed his disappointment with the decision to cancel the July 4th fireworks. Carolyn Skowyra explained that the Denver Water Board did not support the fireworks and their vote in favor was required to obtain the permit. Tom Acre added that the sentiment in the County is that the weekend is already too busy. There are safety concerns since emergency vehicles have encountered problems responding due to traffic, especially after the fireworks show. The Town may consider a fireworks show on another date. There are several other events such as parades, concerts and a possible boat parade under consideration in lieu of the fireworks.

II. CALL TO ORDER

The meeting was called to order at 10:29 a.m. by Larry Bruner.

Board members present were:

Larry Bruner, President, #33
Ned Calonge, Member, #44
Kathi Martinez, Member, #23

Jeff O'Neill, Vice President, #14
Ken Richardson, Secretary, #13

Homeowners present were:

Ellen & Ron Lamb, #12
Joan & Philippe Camus, #22
James Cover & Therese Trujillo, #26
Karen Bruner, #33
Anthony Musco, #35
Florrie Katchen, #42
Susan Calonge, #54
Mike & Stacey Morgan, #14

Ruth & James Sherry, #15
James & Vicki Goodwyn, #24
Janet Stokes, #31
Nancy Brauer, #34
Richard Crabtree & Candyce Cole, #41
Charles & Linda Oliver, #51
Aivars & Kit Ziedins, #55

Representing Summit Resort Group were Kevin Lovett, Katie Kuhn and Bruce Holisky. Erika Krainz of Summit Management Resources was recording secretary.

III. PROOF OF NOTICE AND ESTABLISHMENT OF QUORM

Notice of the meeting was sent on May 15, 2019. With units represented in person and proxies received, a quorum was confirmed.

IV. REVIEW MINUTES OF 2018 ANNUAL MEETING

Motion: Ned Calonge moved to approve the minutes of the June 9, 2018 Annual Meeting as presented. Larry Bruner motion was seconded and carried.

V. TREASURER'S/FINANCIAL REPORT

A. *Year-to-Date Financials*

Katie Kuhn reported that as of April 30, 2019, the Association had \$27,524 in Operating cash and \$25,599 in Reserves. The Association ended the fiscal year \$3,530 under budget. All Reserve contributions were made.

B. *2019/2020 Budget Ratification*

Katie Kuhn reported that the 2019/2020 Operating Budget as written included no dues increase. Some changes were made based on the actuals for the past year and past three-year averages.

Motion: Ned Calonge moved to approve the 2019/2020 Budget as presented. Karen Bruner seconded and the motion carried.

VI. MANAGING AGENT'S REPORT

Katie Kuhn reviewed the capital projects scheduled in 2019/2020:

1. Roofs - \$4,500 for roof inspection and repairs has been scheduled with Turner Morris.
2. Painting - \$10,000 is budgeted for painting the tan wood under the windows on the lake side of the building.
3. Pool Resurfacing – completed.
4. Pool Fence Gates - \$950.

Owner comments addressed the following:

1. The heat tape needs to be checked by Unit 15.
2. The roofers should manage the downspouts when they check the gutters to mitigate the drainage from the roof. They should also check for areas of water accumulation on the roof by Unit 33.
3. The Board will be looking at options for swallow mitigation.
4. Mike Morgan asked about the recommended funding level for Reserves. Larry Bruner said the Reserve balance has been relatively consistent but there have been special assessments needed to fund large projects.
5. An owner asked if anything can be done about the ice at the entrance. Katie Kuhn said efforts are made to keep the French drain at the first building cleared. The drainage can be addressed when the concrete is replaced. Charles Oliver suggested placing a barrel with sand and salt by the entry for owner use, cleaning out the French drain and adding heat tape. A suggestion was made to consider adding a snowmelt system when the concrete is replaced. Ned Calonge recommending having a mitigation expert look at the area during the winter.

A. *Completed Operating Projects*

1. Completed annual inspections including fire extinguishers, chimneys and boilers.
2. Completed spring clean-up, aerating, fertilizing and irrigation start up.

3. Monthly insect and vole remediation is ongoing.
4. Boiler and mechanical preventative maintenance.
5. Zone valve replacement. Owners should contact Katie Kuhn about excess heat in their units.

B. Completed Capital Projects

1. Pool resurfacing.
2. New gutter and heat tape installed.
3. Bird ribbons installed.
4. Annual roof maintenance.
5. Valve and pilot burner on boiler replaced.

C. Future Capital Projects

1. Pool fence repairs. Keys will be required once repairs are complete.
2. Pool concrete decking replacement.
3. Lake retaining wall repairs. Vicky Goodwyn commented that the wall is in very bad condition and some repairs should be made this year.

Action Item: Katie Kuhn will ask a concrete contractor to look at it.

D. Owner Reminders

1. Pick up after pets.
2. The Town of Dillon has passed Short Term Rental Regulations. All rentals must be handled through SRG as the managing agent, as specified in the Bylaws.
3. Owners should be mindful of their neighbors. Noxious odors such as smoke can be irritating for others in the community.
4. The Association insurance information is posted on the website.
5. If owners need a reference for a vendor, they should contact Katie Kuhn.

Annual owner education material as required by CCIOA explaining owner vs. Board responsibilities was included in the meeting packet, along with an annual disclosure on where to find important HOA documents.

VII. OLD BUSINESS

Candyce Cole said some owners are storing their kayaks on the rack and not using them. Some of the kayaks are not labeled. Katie Kuhn will include a reminder in the post-meeting mailer with a deadline for identifying them.

VIII. NEW BUSINESS

A. Owner Comments

1. An owner said the lights by the fence were on at 2:00 a.m. Katie Kuhn will have Bruce Holisky check the timer.
2. Charles Oliver said there were some damaged sprinkler heads, trees limbs that need to be pruned and bushes that need trimming. There were problems with the hot tub maintenance this winter including cold water and a broken cover. He said the water should not be changed on Fridays because the temperature does not recover in time for the weekend. Katie Kuhn explained that the tub is

residential grade, which is inadequate for the volume of use. A new tub would have to be commercial grade, would have a larger filter, automatic chemical feed and backwash capability and would cost \$50,000 – \$75,000. Replacement of the tub would also trigger a requirement for a new fence. A suggestion was made to research submersible heaters. Ron Laub said he would be in favor of shutting down the hot tub during the winter.

3. Jeff O'Neill said the big upcoming projects are the decking around the pool, the pool fence, the hot tub and the retaining wall. Funding options would be a dues increase, a special assessment or a bank loan.
4. Susan Calonge requested that a laminated set of rules be placed in each unit. The rules should include an age limit of at least five years old for use of the hot tub. Katie Kuhn noted that a short list of rules was included in the packet. Katie Kuhn will print and laminate the rules and have Bruce Holisky place them in every unit. They will also be posted on the website.

IX. RATIFY THE ACTIONS OF THE BOARD

Motion: Karen Bruner moved to ratify the actions of the Board for the past year. James Cover seconded and the motion carried.

X. BOARD OF DIRECTORS ELECTION

The term of Kathi Martinez expired this year and she was willing to serve again. Ned Calonge nominated Kathi Martinez. Nancy Brauer seconded the nomination. Ronald Laub self-nominated.

Secret ballots were distributed and tallied and Kathi Martinez was re-elected to the Board.

XI. NEXT MEETING DATE

The next Annual Meeting was set for Saturday, June 6, 2020 at 10:00 a.m. at the Dillon Town Hall.

XII. ADJOURNMENT

Larry Bruner thanked the Summit Resort Group staff for their work on behalf of the Association.

Motion: Ned Calonge moved to adjourn at 11:32 a.m. Larry Bruner seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature