

**ANCHORAGE CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
June 10, 2017**

Town Manager Tom Breslin and Council Member Carolyn Skowyra provided an update on town activities. The town has completed several repaving projects, with some still in progress. The amphitheater reconstruction will begin on July 10th. Summer concerts will be held at the amphitheater until July 8th, and then at the town of Dillon Park. The amphitheater will have more bathrooms, it will be less steep, and will have the ability to be fenced off and offer ticketing services. The amphitheater was funded through a \$5 million note, payable over 20 years, reserve funds, and grants.

A homeowner asked if they would be putting in sidewalks along Tenderfoot as Dillon gets busier each year. Tom and Carolyn noted that this was important to them, but are at a stale mate with the homeowners along Tenderfoot. When the park renovation takes place, more sidewalks will be added for pedestrian safety.

The Town of Dillon has many events this summer, including the free summer concerts, Brew Festival, and Yoga in the Park. There will be no air show this year since it's become too cost prohibitive.

A beach is also being constructed for stand up paddleboarders and kayak use. It's located in a calmer area of the lake, so beginners will have a safer place to practice their skills.

I. CALL TO ORDER

The meeting was called to order at 10:21 a.m. by Larry Bruner.

Board members present were:

Larry Bruner, President, #33

Ned Calonge, Member, #44

Richard Crabtree, Secretary, #41

Jeff O'Neill, Vice President, #14

Katherine Martinez, Member, #23

Homeowners present were:

Ron & Ellen Laub, #12

Kenneth Richardson, #13

Ruth Sherry, #15

Cathy Mumford, #22

James Goodwin, #24

James and Dorothy Cover, #26

Kathryn McDermott, #32

Nancy Brauer, #24

Sherry Lewis, #36

Rod & Molly Johnson, #44

Tom Darr, #46

John & Laurie Morrill, #51

Aivars Ziedins, #55

Homeowners represented by proxy were:

Florrie Katchen, #41

Representing Summit Resort Group were, Katie Kuhn, Peter Schutz, and Otto Reyna.

II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORM

Notice of the meeting was sent on May 10, 2017. With 18 units represented in person and one by proxy a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Katie McDermott made a motion to approve the minutes of the June 11, 2017 Annual Meeting as presented. Ellen Laub seconded and the motion carried.

IV. FINANCIAL REPORT

A. Fiscal Year-End Financial Status as of April 30, 2017

Katie Kuhn reviewed year end financials, reporting \$14,945 in the operating account and \$2,890 in reserves. Katie noted that the reserve balance was lower than normal due to extensive boiler repairs done before winter. 2017 doesn't have any major projects planned though, so the reserve balance should see a \$20,000 increase this upcoming fiscal year.

April close P & L vs budget reports that we close the year \$4,116 under budget in operating expenses.

All reserve contributions have been made to date.

B. 2017/2018 Operating Budget Ratification

Katie Kuhn said the 2017/2018 Operating Budget as written included no dues increase. Katie reviewed the adjustments to the individual line items. The annual Reserve contribution will be increased to \$20,502.

Sherry Lewis made a motion to approve the 2017/2018 Operating Budget as presented. Larry Bruner seconded and the motion carried.

Katie Kuhn reviewed the Capital Plan. Projects slated for 2016/2017 include repairs to the lift Station for \$2,500. 2018/2017 projects include gutters/heat tape/downspouts, painting deck spindles, and resurfacing the pool for a total of \$17,300.

V. MANAGING AGENT'S REPORT

Katie Kuhn and the owners recognized the Board members for their efforts on behalf of the Association. She, the Board members, and the owners also thanked Otto for his great work at Anchorage East.

A. Completed Operating Projects

1. Completed annual inspections including fire extinguishers, chimneys and boiler.
2. Inspected all unit zone valves and completed replacement where necessary.
3. Completed spring cleanup, aerating, fertilizing and irrigation start up.
4. Monthly vole remediation (ongoing).
5. The trash provider was changed from Waste Management to Timberline Disposal. This switch will save the Association about \$200 per month.

B. Completed Capital Projects

1. New common area carpet

2. Pool furniture refinished
3. Stucco repairs and paint touch up
4. New hot tub cover
5. Major boiler repairs

E. Owner's Forum

1. Kayak Racks – Katie Kuhn reminded homeowners that kayaks must be labeled with name and unit number otherwise they will be removed. Otto will be checking periodically. Two new racks were added this summer and are already full. SRG will look into adding additional racks, but it was mentioned that when the lake is full, any additional racks would be inaccessible.
2. Window Replacement – Cathy from unit 22 asked if owners had received window replacement bids. Katie Kuhn will email her a list of owners who were pursuing bids.
3. Owners were reminded that there are bears nearby, and the new dumpsters have a “bear bar” that can be placed over the dumpster lids to prevent bears from getting into the trash.
4. Glass recycling was discussed. Timberline Disposal does not accept glass in the recycling. The closest glass recycling location is at Town Hall in Dillon.
5. An owner asked if trash receptacles could be placed below the Mutt Mitt bags for convenience. SRG will get some bins installed. Owners were reminded to be sure to pick up after their pets
6. Larry Bruner noted that the two cameras needed new batteries.
7. A homeowner stated that there were ice issues at the entrance to Anchorage East. The drain with heat tape has been beneficial, but the snow removal crews need to be mindful to keep this area clear of ice. SRG will remind them next winter.

VI. RATIFY THE ACTIONS OF THE BOARD

Sherry Lewis made a motion to ratify the actions of the Board for the past year. Ron Laub seconded and the motion carried.

VII. BOARD ELECTION

The terms of Larry Bruner and Jeff O’Neil expired this year and both were willing to serve again. There were no other nominations from the floor. A motion was made to reelect the incumbents by acclamation. The motion was seconded and carried.

VIII. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, June 9th, 2018 at 9:00 a.m.

IX. ADJOURNMENT

Sherry Lewis made a motion to adjourn at 11:20 a.m. Ned Calonge seconded and the motion carried.

Approved By: _____ Date: _____

Board Member Signature