

**ANCHORAGE CONDOMINIUM ASSOCIATION  
HOMEOWNER MEETING  
June 7, 2014  
Dillon, Colorado**

Town Mayor Kevin Burns provided an update on town activities. Mark Heminghaus has been hired as the new Police Chief and Tom Breslin has been hired as the new Town Manager. The summer programs are underway. There is a free calendar of events available at the Farmer's Market.

Scott O'Brien, the Director of Public Works said the parking lot at the Marina will be paved this fall and the area will be landscaping will be done in the fall and next spring.

An owner asked about the status of the Yacht Club parking lawsuit. Mayor Burns said the State Supreme Court ruled in favor of the Town and remanded the other two issues in the lawsuit to the Appeals Court.

An owner asked about the status of the Dillon Barbecue. Mayor Burns said the event was sponsored by the Rotary. Last year the Rotary decided not to affiliate with the Tennessee Barbecue Association and it was a much smaller event. This year there will be a festival in the park with some barbecue vendors along with expanded food options.

Larry Bruner asked if the Town could work with the Denver Water Board (DWB) to keep the lake level more consistent. Scott O'Brien said since the lake is a reservoir, the water level is adjusted as needed. The DWB has agreed to work more closely with the municipalities to regulate water levels but levels will continue to fluctuate. Right now the lake is being drawn down to make room for spring runoff. The DWB has agreed to help fund improvements to the marinas to accommodate lower water levels. An owner suggested adding some information to the Town website about the plans and rationale for the water levels.

An owner asked if there were any plans to add a restaurant at the Marina. Scott O'Brien said the Master Plan included a building with some retail and a small restaurant but there are no current plans for construction. Owners were encouraged to find information about activities on the Town website at [www.townofdillon.com](http://www.townofdillon.com).

**I. CALL TO ORDER**

The meeting was called to order at 10:15 a.m. by Larry Bruner.

Board members present were:

Larry Bruner, President, #33

Richard Crabtree, Secretary, #41

Jeff O'Neill, Vice President, #14

Kathi Martinez, Member, #23

Homeowners present were:

Kenneth & Judi Richardson, #13

Vicki Goodwyn, #24

Janet Stokes, #31

Karen Bruner, #33

Alex Martinez, #23

James Cover, #26

Katie McDermott, #32

Candyce Cole, #41

Rod & Molly Johnson, #44  
Aivars & Kit Ziedins, #55

Marylu Flight, #45

Representing Summit Resort Group were Kevin Lovett and Rob Carter. Erika Krainz of Summit Management Resources was recording secretary.

## **II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORM**

Notice of the meeting was sent on May 7, 2014. With 12 units represented in person and 10 by proxy a quorum was confirmed.

## **III. APPROVE PREVIOUS MEETING MINUTES**

Candyce Cole made a motion to approve the minutes of the June 8, 2013 Annual Meeting as presented. Karen Bruner seconded and the motion carried.

## **IV. FINANCIAL REPORT**

### *A. Fiscal Year-End Financial Status as of April 30, 2014*

Kevin Lovett reported that as of April 30, 2014 the Association had \$17,604 in Operating cash and \$15,587 in Reserves. The Association ended the fiscal year \$10,057 under budget overall.

One unit did not pay the Special Assessment last year and collection efforts are ongoing.

The replacement of the roof resulted in some cracking at the top of the interior drywall and some water staining in the ceilings. All damaged areas have been repaired.

### *B. 2014/2015 Operating Budget Ratification*

Kevin Lovett said the 2014/2015 Operating Budget as written included no dues increase. Kevin reviewed the adjustments to the individual expense line items.

The annual Reserve contribution will continue to be \$18,000. The next big expense will be exterior painting, which is included in the budget for \$35,000 next year. The Board has toured the property and the paint is in pretty good condition so it might be possible to postpone that project for a year or two. There is \$19,000 budgeted for exterior carpet replacement in 2016.

There was general discussion about the railings. Kevin Lovett said they are not up to code and if they were to be replaced, the height would have to be increased, which would affect views. A decision was made by the owners and the Board a few years back to cover the rotten rail caps with a composite material as a short-term solution rather than to completely replace the railings. The ground floor units in worse condition than the other two floors. The composite material expands and contracts with temperature variations. The existing wood posts of the ground floor decks were placed directly into the ground rather than on top of footers and the freeze-thaw cycle causes the posts to move. Repairing the bottom railings would be best solution. Kevin encouraged owners to contact him about specific concerns. Alex Martinez said there were other options

such as glass that might be considered when the time comes to replace the railings to maintain the views.

Katie McDermott made a motion to approve the 2014/2015 Operating Budget as presented. Aivars Ziedins seconded and the motion carried.

## V. MANAGING AGENT'S REPORT

Kevin Lovett recognized the Board members for their efforts on behalf of the Association. Rob Carter was recognized for ten years at Anchorage and was presented with a gift certificate for a Copper golf pass. The Board also thanked Kevin Lovett and Candyce Cole for her work on the flowers.

### A. Completed Operating Projects

1. Inspected the fire extinguishers, chimneys and boiler.
2. Did spring clean-up including aerating, fertilizing and irrigation start up.
3. Monthly vole remediation is ongoing.
4. Three potential installers for windows have been identified: Tom Darr of Accent Windows (303/880-3880), Tim Scanlan of Raptor Construction/Sierra Pacific Windows (970/262-7676) and John Gregory of Gregory Door and Window (970/453-6428). Window replacement is an individual owner responsibility and expense. The window frames should be bronze on the lake side of the building and white on the parking lot side.

### B. Completed Capital Projects

1. Replaced the roof. There was a Special Assessment of \$195,000. The total cost for the roof installation was \$184,475. There were additional expenses of \$2,570 for gutters, \$4,000 for interior wall crack repair and \$2,000 for snow bars. Large slabs of snow slid off the roof onto the sidewalk this past winter in a few areas. There will be additional snow bars installed this summer to mitigate this problem.

There is a 20-year warranty on the new roof. The previous roof lasted about 25 years.

### C. Future Capital Projects

1. Kayak Rack
2. Exterior Painting
3. Carpet Replacement

Aivars Ziedins commented that there was still an issue with ice build-up in the parking lot. Kevin Lovett will look into other solutions. Rod Johnson said he also had a problem with ice build-up in front of his unit door.

## VI. NEW BUSINESS

Candyce Cole noted that several phone numbers were incorrect on the owner list. Kevin Lovett asked owners to provide him with corrections. Rob Carter's phone number is 970/389-6393.

Rod Johnson said some renters were smoking marijuana at the hot tub. He asked if there was a policy. Kevin Lovett said smoking of marijuana prohibited in common areas or in public. Owners were asked to call management or the police about such incidents. Some Associations have drafted a House Rule or Policy. There is a “nuisance” provision in the governing documents. Balconies are a grey area. A suggestion was made to include the smoking prohibition in the rental agreement. Kevin said he would send a mailer to all owners with the minutes after this meeting. He will include a reminder about the smoking regulations and highlight the information for the owners who rent their units. The Board will ask the owners who rent to include a clause in their rental agreements.

Richard Crabtree said he had seen some people from other properties coming over to use the hot tub and pool. The guests said they had been told they were allowed to use the facilities. Owners were asked to be sure to close the gates securely. Owners were asked to contact management if they witness unauthorized use.

Jim Cover noted that there was a dead pine tree that needs to be removed. Rob Carter said two trees were also rubbing against the building. Kevin will inspect the trees.

**VII. RATIFY THE ACTIONS OF THE BOARD**

Jim Cover made a motion to ratify the actions of the Board for the past year. Janet Stokes seconded and the motion carried.

**VIII. BOARD ELECTION**

The terms of Larry Bruner and Jeff O’Neil expired this year and both indicated their willingness to serve again. There were no nominations from the floor. Janet Stokes made a motion to reelect the two candidates by acclamation. Aivars Ziedins seconded and the motion carried.

**IX. SET NEXT MEETING DATE**

The next Annual Meeting was set for Saturday, June 6, 2015.

**X. ADJOURNMENT**

Katie McDermott made a motion to adjourn at 11:10 a.m. Marylou Flight seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature