

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION
HOMEOWNER MEETING
July 21, 2007**

DRAFT

TOWN OF DILLON UPDATE:

Mayor Barbara Davis introduced Town Manager Devon Granbury and Police Chief John Mackey. Devon Granbury said the Town was sponsoring two new events this summer, an Art Festival and a bike criterion race. The Town is considering asking for a sales tax increase of between 0.5 – 0.75% on the ballot in April in order to pay for \$18 million in street improvements. The funds would only be used for street reconstruction and the tax would sunset once the projects are completed and the debt is paid. To address the road projects with the existing revenue streams would take thirty-five years. Secretary Lippa asked if the proposed sales tax increase worked against the town's efforts to revitalize retail in the downtown area, perhaps leading to reduced sales tax collections. The tax rate is currently the same as Frisco and Silverthorne. Increasing by 0.5% would put Dillon at the same level as Breckenridge. There is a new Walgreens under development on Dillon Ridge and there are three other parcels to be developed. There is an Advisory Committee for the town center.

An owner asked about funding for the marina expansion. Devon Granbury said the town was in the process of quantifying the marina project. The owner mentioned the marina should not store their heavy equipment in the view corridor at the end of the season.

Chief Mackey said some events were added this year due to citizen interest, including a Monday night family biking program. The Police Department participates in several days of roadside truck inspections every month. Chief Mackey encouraged owners to volunteer with the department.

I. CALL TO ORDER

The meeting was called to order at 9:40 a.m. by Roy Topping in the Dillon Town Hall.

Board Members Present Were:

Roy Topping, President, Unit 85	Ron Pfister, Vice President, Unit 145
Jim Sebben, Treasurer, Unit 63	David Lippa, Secretary, Unit 84
George Douglas, Member, Unit 91	

Homeowners Present Were:

Ron Kohen, Unit 61	Dixie Zukerman, Unit 63
Don Hurd, Unit 71	Tom Keesling, Unit 74 and 82
Cecilia Ackerman, Unit 75	Richard Weicht, Unit 76
Jack and Oonagh Ross, Unit 81	Marilyn Topping, Unit 85
Lee Douglas, Unit 91	Mel Cohen, Unit 93
Eve Horner, Unit 95	Joseph and Melissa Barrett, Unit 101
Bob and Jane Shelton, Unit 102	Young Cho, Unit 103
Alexandra Hoy, Unit 104	Tim Aylott, Unit 106
Karin Jorgenson, Unit 111	Chris and Diane Durkin, Unit 112
Dale Hill, Unit 113	Janet Graul, Unit 116

Kristen Abrams, Unit 122	David Wright, Unit 123
Cameron Peterson, Unit 125	Richard O'Brien and Eric Miller, Unit 126
Tim and Mary Forsythe, Unit 132	Bob and Lynn Dentel, Unit 133
Peter Tamblyn, Unit 136	Al and Carolyn White, Unit 142
Judy and Jim Collins, Unit 143	Edward Akerlund, Unit 146

Representing Summit Resort Group were Peter Schutz, Kevin Lovett and Jeff Morgan. Erika Krainz of Summit Management Resources was recording secretary.

II. ROLL CALL AND CERTIFICATION OF PROXIES

With twenty-nine units represented in person and three proxies received a quorum was reached.

III. APPROVE PREVIOUS MEETING MINUTES

Ronald Pfister made a motion to approve the minutes as of the July 22, 2006 Homeowner Meeting as presented. Jack Ross seconded and the motion carried.

IV. OFFICER'S REPORT

Roy Topping said the boiler consumed a lot of time over the past year and they were still working on some minor problems. Any owners with heating issues should inform the Board.

Projects completed this year included the stairs and improvements to the pool.

V. FINANCIAL REPORT

Jim Sebben reviewed the financial report.

A. 2006/2007 Fiscal Year Close Financials

As of May 31, 2007 there was \$28,203 in the Operating account and \$22,050 in the Reserve account. The Association ended the fiscal year \$10,830 under budget in Operating expenses. The surplus will be transferred into the Reserve account. The savings was due to lower gas prices. The Association has locked a gas price of \$8.25/decatherm for a portion of the usage for the coming year.

B. Proposed Operating Budget 2007/2008

The proposed Operating Budget for 2007/2008 includes a \$35/unit/month dues increase. The \$35 increase makes the total monthly contribution to the Reserve Fund \$60 per unit.

The Reserve Study projects total expenses of about \$12,000 for 2007/2008, equating to \$21/unit/month. Projects in the next five years will require a contribution of \$60/unit/month.

An owner asked if any units had installed gas fireplaces. Jim Sebben said there were not any units with gas fireplaces. The Board looked bringing gas to the complex in

the past but the pipes would have to be run on the outside of the building and there would be a considerable cost.

George Douglas made a motion to approve the 2007/2008 Budget including the \$35/unit dues increase. The motion was seconded and carried with two opposed.

VI. NEW BUSINESS

B. Internet

The Association is currently paying \$50/month to Comcast for a modem with three repeaters to broadcast the signal around the property. Comcast has notified some other properties managed by Summit Resort Group that broadcasting the signal in this manner is illegal and could result in a \$250,000 fine. The Association either needs to pay Comcast \$50/month for the modem plus \$10/unit or disconnect the equipment and have owners contract for service individually for about \$50/month. Several owners indicated they were having problems with the system as is, even after adding a booster. Kevin Lovett said a modem could be placed in each building to improve the signal but there would be an addition \$50/modem charge, increasing the total cost to \$12/unit/month.

Jim Collins made a motion to accept the \$10/month charge. Dale Hill amended the motion to increase the charge to \$12/month. The motion was seconded. In discussion, some owners felt it should be an individual owner expense. Individual modems would be \$32/unit/month. An owner asked about other service providers. Kevin said other bids were obtained before the system was installed and they were all much higher. In a show of hands, seventeen owners indicated they would use the internet service and eleven would not. Jack Ross called the question and the motion carried with twenty-three in favor and thirteen opposed. The fee will be added to the dues starting next month.

Mel Cohen made a motion to have a random drawing for the location of the modem if there are multiple acceptable locations and multiple owners volunteering to have the equipment in their units. All owners will have the right to decline to have the equipment in their unit. The motion was seconded and carried with twenty-eight in favor and none opposed.

B. Window Upgrades

The Board proposed moving this project to 2010. About half of the buildings have single pane windows and the other half have double pane. George Douglas explained that the double pane windows were an upgrade option at the time of original construction. This project would entail replacing all windows to maintain a uniform exterior appearance.

A question was raised about insulating the steel structural member. Jim Sebben said wrapping it with vinyl was included in one bid. The bid specifies a white vinyl frame.

VII. MANAGING AGENT'S REPORT

Kevin Lovett presented the Managing Agent's Report. He mentioned the recent unit sales reached \$420 per square foot, the highest of all Dillon properties.

A. *Completed Capital Projects*

1. New boiler systems in place.
2. Asbestos abatement in boiler rooms.
3. New concrete steps from lower buildings to upper boat lot installed.
4. Pool and hot tub system upgrades.
5. Improvements to boat lot to waterproof the carport.

B. *Completed General Projects*

1. Repairs to concrete at pool area.
2. Annual inspections of boilers, fireplaces and chimney sweeps.
3. Common area carpets cleaned.
4. Touch up painting throughout complex.
5. Landscape improvements including plantings and lawn repairs.
6. Laundry room improvements.
7. New hot tub cover in place.

C. *Pending Projects*

1. Removal of the snowmelt boiler at the pool. The snowmelt system at pool will be connected to the new boiler in the lower south building.
2. Landscape plan implementation items.

D. *Future Projects*

1. Installation of an enclosure around the dumpster in boat lot (\$4,500).

The Association website is www.summitresortgroup.com.

An owner said there was room for one more bike rack. Kevin Lovett reminded owners to label their bikes and items in the storage room. He would like to dispose of any abandoned material after August or September.

An owner asked if it would be possible to add recycling bins. Kevin Lovett will arrange to have two commingled bins added by Waste Management. The cost will be \$40/month.

An owner said the metal lid on the dumpster was too heavy to lift. She asked if it could be switched out for a plastic lid. Kevin will follow up with Waste Management. An owner felt there should be a larger dumpster because it is very full on the weekends. Kevin will revisit this issue. He noted it may be less expensive to increase the number of pickups.

A motion was made to add two recycling bins in the dumpster area and to investigate a plastic lid for the dumpster. The motion was seconded and carried with nineteen in favor and two opposed.

Kevin reminded owners not to use the dumpster to dispose of remodel debris or furniture. Owners who need assistance with disposal of such items should contact him.

VIII. OLD BUSINESS

A. *Landscaping Committee*

David Wright said the Board employed a local landscape architect to draw up landscaping plans at a cost of \$3,000. The proposal includes work in three areas. The first would address the street side, the second the terraces and the third the area around the lower buildings. The Committee is recommending a phased plan, starting with work on the terrace. The budget currently contemplates \$10,000/year for five years.

The terrace concept includes cobbles, shrubs in the top area and perennial flowers along the walls. The work would entail eradication of the weeds, placement of filter cloth to prevent regrowth, and replacement of the existing irrigation system with a drip system. The goal is to make the entire system as maintenance-free as possible.

The Board will put the plan out to bid with several different contractors. The cost estimates from Neils Lunceford were very high (\$40,000 for the street side, \$75,000 for the terraces and \$12,500 for the lower building area).

An owner asked when the terraces were last redone. Jack Ross said they were redone about five years ago. Shrubs were planted and wildflower seed was spread, but the treatment did not prevent weeds and the upkeep became too labor intensive. The Committee is recommending doing the terraces first because they are in the worst condition and are visible to the largest number of owners.

An owner asked if the existing mature perennials and shrubs would be saved. Jack Ross said they can be moved at the proper time of year.

An owner commented that the new landscaping on the ground level should not have the potential to obstruct the view. This is also true of the front side, as related to the foot and vehicular traffic on the road.

An owner commented that the work on the street side would provide the greatest return.

An owner felt the terraces should be seeded with grass and small shrubs, like they were originally.

A motion was made to have the Landscaping Committee obtain bids for the landscaping proposal as well as for grass and shrubs on the terrace and to send this information to all owners to vote on the preferred option and on which area they would like to be addressed first. Jim Collins spoke out against grass due to the high

maintenance cost. The motion was seconded and carried with twenty-nine in favor and two opposed.

Mel Cohen thanked the Landscaping Committee members for their work on this project.

Dale Hill made a motion to establish a guideline for the Committee of \$10,000/year for five years. The motion was seconded. In discussion, Ronald Pfister noted that would equate to a dues increase of \$20/unit/month. The question was called and the motion carried with thirty in favor.

Dick Weicht made a motion to levy a \$1,000 Special Assessment this year to make it possible to get the work done quicker, based on approval of the final landscaping plan. Janet Graul amended the motion to specify that once the landscaping plan is approved, the owners will be asked to decide if they prefer to fund it with a one time Special Assessment or with \$10,000 budgeted annually for five years. The amended motion was seconded. It was clarified that the Committee should be looking at either a five year staged plan at \$10,000/year or at a one time \$50,000 project. The motion carried with twenty-nine in favor and two opposed.

B. Asbestos in Units

An owner asked about the status of the asbestos in the units. Kevin Lovett said the inspectors indicated the asbestos was only harmful if it is disturbed. It is an individual owner responsibility and Kevin can provide names of abatement companies. Dale Hill said he had his unit analyzed and the asbestos was found to be inert, but since it is considered a dangerous substance, it must be removed by a professional. Kevin said the contractor would offer a 10% discount if five or more units contracted for the service. The cost is about \$12,000 for a three bedroom unit.

IX. ELECTION OF DIRECTORS

The terms of Bruce Douglas and Ronald Pfister expired so there were two open Board seats. Four owners had expressed interest in running.

The four candidates, Jack Ross, Peter Tamblyn, Mel Cohen and Melissa Barrett, introduced themselves and provided biographical information. Secret ballots were distributed and tallied and Melissa Barrett and Peter Tamblyn were elected.

Jack Ross made motion to approve the Board actions since the last meeting. George Douglas seconded and the motion carried.

X. ADJOURNMENT

With no further business the meeting was adjourned at 11:55 a.m.

Approved By: _____ Date: _____

Board Member Approval