

**ANCHORAGE CONDOMINIUM ASSOCIATION
HOMEOWNER MEETING
June 8, 2013
Dillon, Colorado**

Town Manager Joe Wray provided an update on town activities. He encouraged owners to find information about activities on the Town website at www.townofdillon.com.

The town park could use some updating, especially in the playground area and the sidewalk. Some improvements have been made to the baseball field and Regis University will be hosting a baseball camp next week.

The first meeting on the town park was held last Thursday night. An outside company has been hired to obtain public feedback through a survey. The next open forum will be July 9th at Dillon Town Hall.

Construction around the Marina is ongoing. The connection to the new bike path was completed yesterday. The parking lot has not yet been paved due to financial constraints. This project will be done in the fall if there are funds. The parking lot below Lake Cliffe will be completed next week. About \$100,000 will be spent to re-forest the areas around the Pavilion and playground. The asphalt on West La Bonte between the Post Office and the Arapaho Café was overlaid last week. There are no other significant capital projects planned for the remainder of this year.

The lawsuit with the Yacht Club has been ongoing for about three years. The Colorado Supreme Court agreed in February to hear the case. The Colorado Municipal League, which represents 247 Colorado towns and cities, has joined in the lawsuit. It is hoped that a date will be set sometime this fall for oral arguments with a decision in December. In the meantime, the Town cannot enforce any parking regulations based on the Judge's language in his initial decision.

An owner commented that he had the impression there were some problems with the water and/or sewer system. Joe Wray responded that the system was one of the best in the state. About one month ago there was a sewer line backup at the bottom of Gold Run caused by debris in the system. The Town participates in a water and sewer cooperative with Dillon Valley and Silverthorne. At some point in the future, they will need to spend \$1.5 million for a new water tank on Tenderfoot.

Ron Laub stated that more sidewalks were needed in town, especially up Tenderfoot hill and by CMC. Joe Wray said a "walkability" study was done three years ago. It identified that Dillon was not pedestrian friendly. Sidewalks are added when possible.

I. CALL TO ORDER

The meeting was called to order at 10:24 a.m. by Larry Bruner.

Board members present were:

Larry Bruner, President, #33

Jeff O'Neill, #14

Ned Calonge, #54
Florrie Katchen, #42

Richard Crabtree, #41

Homeowners present were:

Gail Murray, #11
James & Ruth Sherry, #15
Allan Meyer, #21
Alex & Katherine Martinez, #23
James & Dorothy Cover, #26
Karen Bruner, #33
Candyce Cole, #41
Gerald Lachance, #44
John Morrill, #51

Ronald Laub, #12
Stephen Koral, #16
Virginia Bowman, #22
James & Vicky Goodwyn, #24
Janet Stokes, #31
Larry & Gerry Odekirk, #36
Warren Wood, #43
Marylu Flight, #45
Susan Calonge, #54

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 8, 2013. With 20 units represented in person and four by proxy a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Ned Calonge made a motion to add the following sentence to Section V.C.: "The Board directed management to investigate and address potential solutions for the problems with the auto air vents in the third floor units". Alex Martinez seconded and the motion carried.

Karen Bruner made a motion to approve the minutes of the June 9, 2012 Annual Meeting as amended. Florrie Katchen seconded and the motion carried.

IV. FINANCIAL REPORT

A. Fiscal Year-End Financial Status as of April 30, 2013

Kevin Lovett reported that as of April 30, 2013 the Association had \$9,851 in Operating cash and \$396 in Reserves. There were some significant unanticipated expenses for two leaks and a break in the main water supply line that cost about \$15,000 to repair. The Association ended the fiscal year \$1,228 over budget overall.

Ron Laub commented that the old windows were contributing to the pipe break issues. Kevin Lovett said the Board recommends replacement of all original windows. Ron said another option would be to add glycol to the system to prevent pipe freezes. Kevin explained that the cost for a glycol feeder system and one charging of the system with glycol would be about \$11,000. The glycol would have to be replaced every five years at cost of about \$6,000. Kevin noted that there has been only one leak attributed to frozen pipes. The Association

documents specify that windows are an individual owner responsibility so the Association cannot mandate replacement. Larry Bruner said about half the units had the windows replaced seven years ago but it was an individual owner choice and expense. Based on their experiences, several owners commented that replacing the windows significantly improved the temperature control in winter and summer and reduced outside noise.

Jan Stokes said she had a problem with overheating of her unit in the winter. Rob Carter will check the zone valves in all units.

Kevin will send an email to the owners with contact information for the window contractor. The window contractor may be willing to extend a discount for bulk replacement. It was noted that the windows must have white trim on the parking lot side and bronze trim on the lake side for continuity.

B. 2013/2014 Operating Budget Ratification

Kevin Lovett said the 2013/2014 Operating Budget as written included no dues increase. Kevin reviewed the adjustments to the individual line items.

Allan Meyer made a motion to approve the 2013/2014 Operating Budget as presented. Larry Odekirk seconded and the motion carried.

V. MANAGING AGENT'S REPORT

The Kevin Lovett and the owners recognized Rob Carter and the Board members for their efforts on behalf of the Association.

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. Installed pool step railing.
5. Replaced a section of failed heat tape.

B. Completed Capital Projects

1. Replaced the hot water heater.
2. Replaced the auto air vents in third floor units with manual bleeders.
3. Painted the deck spindles.
4. Repaired the asphalt.
5. Worked on the storm sewer/drain in front of Unit 54.
6. Repaired the chimney cap concrete.
7. Applied Ultra poly one coat to pool surface.
8. Repaired break in main water line.
9. Repaired the sump pump.

Gail Murray asked if there were any plans to do something about the warped railings. Kevin Lovett said that as discussed in years past, the permanent solution

would be a complete replacement of the railings, but this would require extensive modification for compliance with current building code and would be a significant expense. The caps are made of Trex and tend to warp due to seasonal temperature variation. The gaps have been caulked but with temperature changes and the expansion and contraction of the trex, the caulk split. Larry Bruner said it might be possible to replace the railings and caps that are very warped. Owners who have concerns about their railings were asked to contact Kevin.

C. *Report Items*

1. There was a leak in the heating system auto air vents in Units 21, 22 and 23.
2. There was a pipe freeze in Units 11, 12 and 13.
3. There was a break in the main water line under the parking lot.

D. *Future Capital Projects*

1. Roof Replacement - \$175,000. Several contractors have inspected the roof and indicated it will need replacement imminently. The bids for full replacement ranged from \$120,000 – \$300,000 but most were around \$150,000 – \$175,000. The fascia boards, gutters and heat tape will also need replacement.

Gold Roofing provided a comprehensive roof report and subsequently was asked to submit a bid. Their bid was \$151,000 if the work is done this year. The cost will increase \$15,000 - \$18,000 for next year based on anticipated material cost increases. They would install a new rubber membrane over the existing tar and gravel surface. Complete removal of the original roof surface prior to installation of the new material would add \$70,000 to the cost of the project. They would provide a five-year warranty on workmanship and the membrane would have a separate 10 – 15 year warranty. The project would take about one month.

An owner asked if insulation could be added under the new membrane. Kevin Lovett said this would be possible but it would increase the cost significantly. Kevin noted that the County is considering new requirements for roof insulation R-values. Once these new requirements are mandated, the cost for the roof replacement will increase significantly.

Jan Stokes asked how long the contractor had been in business. Larry Bruner thought the company had been in business 15 – 20 years. She suggested that the Board look into bank financing for the project.

Alex Martinez thought there might be some structural damage being caused by leakage from the metal frames around windows.

Ron Laub made a motion to authorize a \$5,000 Special Assessment per unit for the roof replacement and a second Special Assessment for the

appropriate amount (about \$1,000 for two bedroom units) based on unit size to replenish the Reserve Fund balance. James Sherry seconded. In discussion, Karen Bruner questioned if \$5,000 would be enough since the contractor has not yet been selected. There was discussion about asking Gold Roofing to develop an RFP. An owner noted that the bid did not include gutters.

Ron Laub amended his motion to approve the replacement of the roofs this year, to authorize a Special Assessment of up to \$6,000/unit for the roof, and to authorize a second Special Assessment of \$1,000 for two-bedroom units and the appropriate proportional amount for four-bedroom units to increase the balance of the reserve fund. Warren Wood seconded. In discussion, Florrie Katchen commented that all contractors should be asked to submit bids based on the same specifications. The motion was withdrawn.

Karen Bruner made a motion to approve replacement of the roof this summer. Jim Goodwin seconded and the motion carried.

Ned Colonge made a motion to approve a Special Assessment of up to \$6,500 for the roof replacement. James Cover seconded and the motion carried.

A question was raised about the cost for the water main repair. Kevin Lovett said he was trying to submit an insurance claim for the work but he was not sure if he would have any success or how much of the total expense he might be able to recoup.

Ron Laub made a motion to approve a second Special Assessment of \$500 for each two-bedroom unit and the appropriate amount for each four-bedroom unit to replenish the Reserve Fund balance. There was no second and he withdrew his motion.

Jim Cover made a motion to authorize the Board to determine a reasonable Reserve balance and to request a second Special Assessment of up to \$500 for two-bedroom units and \$750 for four-bedroom units if needed. Jan Stokes seconded and the motion carried.

2. Kayak Rack Installation – Vicky Goodwin said the Town of Frisco could construct a rack for the Association by the end of the summer for \$2,000. Vicky was appointed to chair the Kayak Rack Committee.

VI. NEW BUSINESS

A. Owner Request for Tree Trimming

The owner of Unit 56 included a note on their proxy regarding the aspen trees

blocking their view. The Board will look into the request.

VII. RATIFY THE ACTIONS OF THE BOARD

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

VIII. BOARD ELECTION

The term of Florrie Katchen expired this year. She indicated her willingness to serve again. Ron Laub nominated Warren Wood. Warren Wood nominated Karen Martinez. Florrie Katchen withdrew from the election. Ron Laub nominated James Goodwin. All nominees accepted the nominations. Secret ballots were distributed and tallied and Katherine Martinez was elected to the Board for a three-year term.

IX. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, June 7, 2014.

X. ADJOURNMENT

A motion was made to adjourn at 12:10 p.m.

Approved By: _____ Date: _____
Board Member Signature