

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
JULY 21, 2018**

I. TOWN OF DILLON UPDATE

Town of Dillon Mayor Carolyn Skowyra provided an update. Dillon sales tax was up 7% in March but is down ½% in April. Year to date sales tax is up 16%. Ice castles were considered a success from local businesses requiring some businesses to stay open longer to satisfy the demands of tourist. The Town of Dillon is considering doing Ice Castles for the 2018 Ski Season in same location. Plans to redo the town park will be in 2019 Summer. Discussion of town finances determined that 70% of revenue is from sales tax and 64% of that is from City Market. REI has contributed greatly to increased sales tax revenue.

Projects within the Town of Dillon approved are three new condo developments and a hotel. Approved 80-unit condo complex of which 25% must be work force housing. Work Force Housing still lacking. Homewood Suites, long stay, hotel has been approved with desired location at the corner on gas station lot. Adriano's will be replaced with a housing development with a large restaurant on the main level. Christy Sports new store construction has commenced with plans to open December 2018.

University of Colorado students conducted a Studio Study for the town to bring insight on developing plans that could be valid for the next 50 years. Study interpreted some outside the box thinking. Direction is that people want to shop in Dillon. Once study findings are presented to Town information will be posted on the website for the public.

Town goal is to increase year-round residents to 40%, currently sitting at 30%. Town rental regulations could help increase this number.

Dillon Farmers Market will be in same location on lodgepole street for the 2019 Summer Season with plans to relocate to original Buffalo location in 2020 Summer. Buffalo street new parking plans underway to separate Farmers Market and residential traffic flow.

Owner questions and comments addressed the following topics:

1. The proposed development on the gas station lot was approved for a Homewood Suites hotel.
2. Concerts – String cheese incident was a huge success. Fences surrounding the amphitheater will be removed and a new plan for next year is underway to make it more visual appealing. Friday and Saturday night concerts will continue to be free.
3. The Anchorage West Owners expressed concern of the degrading aesthetic appearance of the “cove” area of the lake. There are unsightly port-a-potties and buildings in the cove area detracting from the beauty of the area. The Anchorage West Owners request that the Town improve the appearance. The Town of Dillon states that options are limited, as Denver Water owns the land (not the Town of Dillon). The current lease on the land expires in 2020. The Anchorage West Owners again reiterated the need for visual aesthetic improvements.

II. CALL TO ORDER

The Anchorage West Condominium Association Annual Homeowner Meeting was called to order by Jim Sebben at 9:45 a.m.

Board Members Present Were:

Jim Sebben, President, Unit 63
Bruce Douglas, Treasurer, Unit 91

Melissa Barrett, Vice President, Unit 101
Tim Aylott, Secretary, Unit 106

Homeowners Present Were:

Dixie Zukerman, Unit 63
Donald & Marie Logan, Unit 65
Linda & Grant Weicht, Unit 76
Dewain Wood, Unit 95
Linda Wood, Unit 113

Delores Jacobson, Unit 64
Stan Smith, Unit 75
Bruce & Kathy Douglas, Unit 91
Ron & Marcia Pfister, Unit 145

Representing Summit Resort Group were Kevin Lovett, James Polfer, and Kelly Schneweis.

III. WELCOMING REMARKS

President Jim Sebben welcomed all the Owners and thanked them for attending. Jim reported that the roof replacement project was complete. Jim stated that there is no change to dues proposed in the 2018-19 budget; however, next year, Owners should expect an inflationary increase to dues. The complex is aging and with that, future maintenance projects are expected. The large project under consideration currently is the correction to the drainage at the exterior stairs on the south side of the terraces running from the upper parking lot down to the pool area. An engineer has been consulted for design.

IV. ROLL CALL AND CERTIFICATION OF PROXIES

Introductions of all owners and Board members were made. With 14 units represented in person and 19 proxies received a quorum was confirmed.

V. APPROVE PREVIOUS MEETING MINUTES

Melissa Barrett made a motion to approve the minutes of the July 15, 2017 Homeowner Meeting as presented. Bruce Douglas seconded and the motion carried.

VI. TREASURER'S REPORT AND RATIFICATION OF 2017/2018 BUDGET

The Association ended the fiscal year (May 31, 2018) under budget by \$399. There was \$6,423 in Operating and \$98,662 in Reserves. It was noted that the Association closed the fiscal year \$399 under budget in operating expenses. There were no owner delinquencies.

The 2018/2019 Proposed Operating Budget was presented; there is no change in dues proposed. Individual expense line items were reviewed

The Capital Reserve Budget was presented and discussed.

Upon review, Donald Logan made a motion to approve the 2018/2019 Budget as presented. Bruce Douglas seconded and the motion carried.

VII. MANAGING AGENT'S REPORT

Kevin Lovett thanked the Board for their work and input and thanked James Polfer for his work at the property. The membership recognized James and Kevin Lovett for their good service.

Completed Capital Projects; The following completed capital projects were reported on:

- Roof Replacement complete for all buildings.
- Concrete repairs
- Asphalt repairs

Completed General Projects; The following completed general items were reported on:

- Performed spring cleanup and treated trees.
- Performed annual inspection of boilers.
- Touched up paint as needed.
- Installed stair tread going down to laundry rooms.
- Cleaned the carpet.
- Installed additional kayak racks along the north wall.

Owner Education; The following Owner Education piece was presented:

Kevin Lovett reviewed a summary of homeowner rights and responsibilities in community association living. Owners have the right to attend and participate in all membership meetings, vote in person or by proxy, access Association records, financial statements and governing documents, use and enjoy common areas (if all assessments are current) and sell or rent individually owned units or property. Owners are obligated to pay regularly scheduled and special assessments, maintain the unit in accordance with Association Bylaws and architectural guidelines, respect the quiet enjoyment of neighbors and be responsible for all occupants of the unit.

Report Items; The following report items were reviewed:

- Insurance Reminder – All owners should have an HO6 policy and contents coverage.
- Windows - Owners were reminded to keep windows closed during the winter months.
Owners were asked to inform Kevin Lovett if their unit is hot as it may be due to a failed zone valve.
- Parking - Parking is only allowed in designated parking areas. Owners were asked not to park on the curb around the upper building as it impedes access.
- Boat Lot – Owners were reminded that only one trailer is permitted per unit. Trailers must be registered and display a parking sticker.
- Pets - Only owners are permitted to have pets. Renters and tenants are not permitted to have pets. Pets must be on a leash and owners must clean up after them. Owners were asked to report pet issues to Kevin Lovett with as much identifying information as possible.
- Remodeling – Owners who plan to do any remodeling must receive approval from management or the Board before starting work.
- Noise – Owners were reminded to be courteous of neighbors and to keep noise levels down, especially during “quiet hours”. The Association rules include a “nuisance” provision that addresses noxious odors, excessive noise, etc.

- Pool – There is no glass allowed at the pool or hot tub. Owners should provide plastic cups in their units for use at the pool area.
- Decks – Owners were reminded to keep the decks and patios tidy and not to store items on the decks or patios.

Future Projects; The following future projects were discussed:

- Drainage correction; as discussed above
- Carpet replacement; The carpet replacement has been pushed back another year due to it still being in good condition from normal wear and tear.
- Exterior building painting

VIII. OLD BUSINESS

The Following Old Business item was discussed;

A. Heloc; Upon investigating obtaining a Heloc per the suggestion at the 2017 annual meeting, based on the up-front costs to obtain the Heloc and no urgent project needing Heloc funding, it was concluded no need at the present time to obtain.

IX. NEW BUSINESS

The following New Business item was discussed:

A. Addition of Building Address Signage; A suggestion was made to investigate the addition of new signage along Tenderfoot Street, near the Lower North Building driveway entry, noting the address of Anchorage West along with unit numbers for the lower South Building. This signage addition will be investigated.

X. MOTION TO APPROVE BOARD ACTIONS FOR 2017/2018

Ron Pfister made a motion to ratify the Board actions for 2017/2018. Stan Smith seconded and the motion carried.

XI. ELECTION OF BOARD OF DIRECTORS

The term of Tony Scalise expired; Tony was willing to serve another term. There were no other nominations from the floor.

Bruce Douglas made a motion to elect Tony by acclamation. Dewain Wood seconded and the motion carried.

XII. NEXT MEETING DATE

The next Annual Meeting was scheduled for Saturday, July 20, 2019 at 9:00 a.m.

XIII. ADJOURNMENT

Stan Smith made a motion to adjourn the meeting at 10:53 a.m. Tim Aylott seconded and the motion carried.

Approved: _____ 7-20-19 _____