

Drake Landing

October 2019

Memorandum to Owners re minutes from 2019 Annual Owner Meeting, 2020 Approved Budget and Dues, Dumpster Lock Code Change, and General Reminders

Dear Drake Landing Owners,

2019 Annual Owner Meeting

Thank you to all Owners able to attend the Drake Landing 2019 Annual Owner Meeting and thank you to all Owners that sent in proxies! The meeting was very productive as many important items were discussed. Minutes from the meeting are attached.

2020 Budget and Dues

The approved 2020 budget is attached. Please note that dues will increase by 1 ½ cent per square foot beginning January 1, 2020.

Winter Parking

Winter is fast approaching. Snow removal is always a problem. We want everyone to be aware of the rules so that cars are not towed. Occupancy at Drake Landing is getting close to 100% commercial and residential. Parking space is becoming a problem. Especially when there are several feet of snow that needs to be removed and hauled away. One of the prime rules is that between October 15 through April 15 all vehicles must be moved to alternate parking spaces every 48 hours to allow for proper snow removal. One car covered with 30" of snow can take up 3 or more parking spaces because our snowplow drivers will not risk damaging a vehicle trying to work around it. Summit Resort Group has been instructed to enforce the rules. No one wants to have a car towed! The Board knows it's expensive. SRG will make an effort to find the owner if a vehicle is in violation. Many of the cars are familiar and the owner can be identified. A renter or guest is much more difficult, especially if the vehicle is not parked right in front of the unit. An unidentified car left covered in snow for over 48 hours will be towed. If you have any concern, register your car with Kevin Lovett at KLovett@srgsummit.com or phone 970-468-9137. Additionally, please do not park vehicles in the parking space between the C and D Buildings; there is a ground drain in this area and it must be clear to allow proper parking lot snow melt drainage.

Dumpster Door Lock / Hot Tub Clubhouse Code Change

Please note that the punch code to the Dumpster Enclosures and Hot Tub Clubhouse will change on Monday November 11, 2019. The new code will be 3215. Please be sure to notify your guests and tenants. Please DO NOT give the code out to non-Drake Landing persons.

House Rules

Thank you to all Owners who are familiar with and abide by the House Rules – this is appreciated! A copy of the complete Rules and Regulations can be found on the Drake

Landing website, at http://www.srghoa.com/hoa_drake_landing.html. Please read them so there are no surprises. Most of them come directly from the Declaration and By Laws and are only repeated so you don't have to read the full Declaration and By Laws. If you rent or loan your unit, you are required to have a copy posted in your unit so your guests are aware of the rules! The intent is to be fair - not to ruin anyone's vacation. Please also be sure to remind your guests and tenants to review the "hot tub rules"; specifically, no glass and no unsupervised children.

Pets

Only Owners are permitted to have pets! Owners with dogs are asked to walk their dogs in the dog park located between the C and D buildings.

Smoking

Smoking of any substance is prohibited in all common areas. Owners are reminded to be courteous to neighbors with regard to "nuisance" smells.

Car Puffing

Owner's with diesel powered vehicles are asked to park on one of the ends of the parking lot and not in the middle by the windows. Also, please park "front in" (please do not back in) to parking spots in front of the B and C buildings; units are very close to the parking lot and fumes from vehicles that are backed in enter units!). Please also do not park vehicles "over" the sidewalk.

Dryer Vent Cleaning

Please remember that the cleaning and maintenance of dryer vents is the responsibility of you as an individual unit Owner per section 9.2 of the Declaration. Please be sure to have your dryer vent cleaned regularly. Consider it Done Services is familiar with the dryer vents at Drake Landing and can be reached at 970-420-9867.

Board of Directors meeting dates

Dates for 2020 Drake Landing Board of Directors meetings are tentatively scheduled as follows:

February 13, 2020 at 2:00 pm

May 14, 2020 at 2:00 pm

August 20, 2020 at 2:00 pm

Meeting dates are subject to change. All meetings are held in the Summit Resort Group office located at 350 Lake Dillon Drive in Dillon. Owners are welcome to attend any Board meetings! Please check the website prior to the meetings to ensure that no change to meeting dates has occurred.

2020 Annual Owner Meeting

The 2020 Drake Landing Annual Owner Meeting is tentatively scheduled to be held on Saturday October 17, 2020 at 10:00 am. A survey of the Owners will be taken to determine if a majority of Owners prefer to hold the 2020 Annual Owner Meeting on another date.

Please remember that all Drake Landing Association documents may be found at http://www.srghoa.com/hoa_drake_landing.html

Thank you for your support and cooperation and best wishes to all for a wonderful Winter Season!

Sincerely,

Drake Landing Board of Directors