

**LAKE DILLON CONDOMINIUMS
ANNUAL HOMEOWNER MEETING**

**August 8, 2015
Dillon, Colorado**

I. TOWN OF DILLON UPDATE

Mayor, Kevin Burns, and Tom Breslin, Town Manager, from the Town of Dillon introduced themselves. They provided the following update:

- Today's wedding is the last wedding on the front lawn!
- Sales tax is up 10% as of May
- Ensign Drive road project is almost complete
- Larger water tank has been installed creating more water reserves for the town
- Digital signage has been installed at entry to town
- Marina Park landscape project is complete
- Disc golf improvements to the course, which is located next to the cemetery
- Projects which are in the planning stage are the improvements to the cemetery and tennis court resurfacing
- Pro cycling challenge will go through Dillon on August 18
- New business coming to Dillon is Dickey's BBQ
- Hired new marketing communications director, Kristin Anderson
- Town Park master plan - \$60K grant for this project
- Park design – pickle ball remain distinct from tennis courts
- Friday and Saturday night concerts have gone well. The final concert is the first weekend in September along with fireworks
- Farmers Market has been a success this year
- Town party at Marina Park today
- Dillon Theater is moving next to the Silverthorne Pavilion
- Design architect has been hired to redesign the entire amphitheater area
- Website rebuilding is in process to include lodging options. Should be up and running next year
- Wendy Spring is interested in the revitalization of Dillon. She suggested to the town that they open a satellite college campus in Dillon. She has sent surveys to 100 colleges across the country asking them if they would be interested in participating in this endeavor. Results will be reported to the Council in September.

II. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:37 a.m.

Board members present were:

Forrest Scruggs, President, Unit 209
Julie Hummel, Member, Unit 110
Scott Roper, Secretary, Unit 207
Jeanne Berggren, Member, Unit 107/108
Walt Spring, Treasurer, Unit 202/301
Tim Murphy, Member, Unit 103

Ken Lehman, Member, Unit 206

Owners present were:

Julie Markley, Unit 102
Mary Fowler, Unit 103
Bill Hummel, Unit 110
Shawna Lincicome, Unit 111
James Swift, Unit 201
Wendy Spring, Unit 202/301
Mike and Karen Fried, Unit 203
Ed and Sue Husler, Unit 205
Carla Lehman, Unit 206
Kedar and Hiradevi Morarka, Unit 210
Diane and Walter Witkowski, Unit 212
David and Diane Love, Unit 302
Sue Donalson, Unit 304
Rex Degner, Unit 305

With 19 units represented in person and 6 proxies received a quorum was present.

Representing Summit Resort Group were Peter Schutz and Deb Borel, and property manager Aaron Hofmeister.

III. PROOF OF NOTICE

Notice of the meeting was sent July 8, 2015 in accordance with the Bylaws. A copy of the notice was included in the meeting packet. Owners introduced themselves.

IV. APPROVE PREVIOUS MEETING MINUTES

Dianne Witkowski made a motion to approve the minutes of the August 9, 2014 Annual Meeting as presented. Bill Hummel seconded and the motion carried.

V. TREASURER'S REPORT

- A. Walt Spring gave the June 31, 2015 financial report. As of June 31, 2015 close, the balance sheet reports \$10,131.41 in the Operating account and \$103,035.09 in the Reserve account. As of July 31, 2015, no Reserves transfers have been made, but one transfer was posted in August. The Operating account balance was in the \$2,000 range as of the end of July. Peter Schutz discussed cash flow, and stated that next year, insurance would be paid monthly, and not on an annual basis. There is a small fee for this, but it will greatly improve cash flow for the association. The expense of \$7,600 to re-write the Association Documents may be reclassified from operating to reserves.
- B. The Capital Plan was distributed to owners and discussed. The major upcoming expense is hot tub replacement in 2018, and \$30K is in reserves for this project. The Board reviews the capital plan regularly.
- C. Peter thanked Walt for his time in overseeing the financials
- D. Ken Lehman asked if the hot tub was a necessary commodity. The Board confirmed that it is necessary for rentals. When the hot tub needs to be replaced, owners will be

surveyed to determine interest in keeping it. Operating expenses for the hot tub are approximately \$1,500-\$2,000 annually.

VI. PRESIDENT'S REPORT

Forrest Scruggs commented that today is all about Peter Schutz. He discussed the process of the original hiring of Peter's company in 1990. He thanked Peter for his service. The Board presented Peter with a token of their appreciation, a 180-degree picture of Lake Dillon, for many years of great service.

VII. MANAGING AGENTS REPORT

A. Aaron was thanked for his work with the Association

B. Complete Items

- a. Storage lockers have been cleaned out
- b. Continued extermination of voles in the summer and mice in the winter
- c. New roof installed by Turner Morris. The roof has a 20 year warranty.
- d. Repair of concrete columns and pavers is complete
- e. Replaced hot tub jet pump and installed wall timers
- f. Remodel of ski storage area to include the installation of ski / bike racks, new light fixtures and paint. It was noted that the pencil sharpener has not been removed.

C. Pending Items

- a. Replace steps between lower lot and middle walkway – metal grate option will be considered

D. Administrative

- a. Registered association with the RE commission.
- b. Renewed insurance with Farmers – less than 1% increase – owners are encouraged to have their HO6 policy with Farmers. Annual renewal date is April 1. Bob Strong is the agent, and Peter recommended him highly. SRG will discuss issues with Bob Strong regarding customer service.
- c. Two licensed property managers with DORA -Department of Regulatory Agencies- Deb Borel and Kevin Lovett
- d. Please reserve your units soon for next summer.
- e. Comments / Questions
 - i. Diane Witkowski expressed a concern with a rental in her unit. Peter apologized and will communicate this with SRG employees.
 - ii. Owners expressed satisfaction with the office front desk staff.
 - iii. The owner of 206 advised it was very hot in their unit. SRG will troubleshoot and fix the problem.

E. Rental Program

- a. Rental Statistics – Peter Schutz gave a rental report comparing 2014 rental numbers to 2015. Rental market is improving. In March 2015, rentals were up substantially. July rentals are up as well. Monthly and seasonal rentals are up. Thank you to owners who continue to update their units.

VIII. OLD BUSINESS

A. No Old Business

IX. NEW BUSINESS

- A. Governing Documents Revisions – Owners discussed the proposed changes to the Declaration (Definition Document) and Bylaws (Rule Book used to govern the association). Declaration is superior to the Bylaws.
- a. An Owner asked if First Right of Refusal was good to have in the Declaration – Peter noted that it is not in the best interest of the seller. This was discussed at length, and agreed by the owners present to have the First Right of Refusal removed from the Declaration.
 - b. Once a unit is listed for sale, SRG will send an email to owners with the listing details.
 - c. Owners discussed capping the allowable dollar amount that the Board could spend for a non-emergency operating expense without owner approval, attorney will look into this. After the meeting Dave Love contacted Peter and advised that he had re read the revised documents and did not feel that such a clause was needed. Sufficient control procedures were in place.
 - d. Sue Donalson asked if deeds would need to be changed, with the Declaration change. SRG will ask the attorney and let owner's know.
 - e. Smoking needs to be addressed in Declaration. Adding the non-smoking ban to the new Declaration was reviewed with Mark Richmond following the annual meeting. Mark clarified and it made sense to leave the smoking prohibition in the house rules and bylaws if needed in the future.
 - f. Bill Hummel made a motion to approve the proposed Declaration and Bylaws subject to the changes discussed. Ken Lehman seconded and with all in favor, the motion carried. Owners that were present signed the approval form. SRG will distribute the documents with the discussed changes. If Owners do not agree with the changes and they have signed the consent form, then they will remove their consent. If they agree with changes, their consent will stand.

X. ELECTION OF OFFICERS

There were three Board seats up for election: Forrest Scruggs, Walt Spring and Tim Murphy. Jeanne Berggren nominated all three. Julie Hummel seconded. Nominations closed and a unanimous ballot was cast with a motion by Ken Lehman, a second by Diane Witkowski and all were in favor.

XI. SET NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, August 6, 2016 at 10:00 am in the LDC Clubhouse.

XII. ADJOURNMENT

At 12:15 pm, Carla Lehman made a motion to adjourn. Jeanne Berggren seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature