

**LAKE DILLON CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
August 11, 2018**

I. TOWN UPDATE

Town Manager Tom Acre and Mayor Carolyn Skowyra provided an update on town activities. Sales tax for Dillon is up 12% for the year and was up 30% during the past winter season, due to the Sun and Ski and REI spaces being filled and the ice castle.

The new amphitheater has opened. There have been two paid shows and one was extremely successful. They are working on programming for next July 4th. Potential options are the Air Force Band, the NRO or the Colorado Symphony. There is some landscaping remaining to be done around the amphitheater. The half flight of stairs will be completed and a more attractive fence solution will be in place for the paid concerts.

Several owners commented that the concert last night was extremely loud. Carolyn Skowyra said a professional sound engineer will be hired to do testing and provide a recommendation. The sound equipment is rented so it can be changed.

Carolyn Skowyra said there are no plans for fireworks shows in the future due to the high fire danger. They are exploring a drone or laser light show to replace the fireworks.

The Town will be negotiating with the ice castle company to come back for one more year. The Town park will be dug up next summer so any damage will be repaired during that process. There is a small skating pond in the Master Plan for the park. Owners were encouraged to submit ideas for winter programming and to sign up for the Town newsletter.

In new development, three apartment buildings are being built across from the movie theatre. Half of them are slated for workforce housing with median income restrictions and the other half are slated for long term rentals. It is estimated that the County will be short 2,000 workforce housing units by 2020. The northwest corner at the entrance to Dillon from Highway 6 is being redeveloped. Adriano's will be replaced with an 80 unit condominium building, with nine of the units dedicated to workforce housing. There will be a restaurant on the ground level. The Sail Lofts Condominiums will be two buildings with 24 units, with 12 of the units dedicated to workforce housing. The old Town Hall building lot was sold to the Conoco station owner and he plans to build a Homewood Suites hotel, set to open in 2019. Both developments will meet core area height standards (50' plus 8' architectural use). The hotel will have underground parking. Christy Sports has been torn down and is being replaced with a flagship store that should be open by December. Sun and Ski has been doing very well. An application has been submitted for an emergent care clinic on the lot next to the Dam Brewery. The project will include some condominiums and three units for the clinic staff. The University of Colorado Graduate School of Architecture is conducting a study this summer to develop a fresh perspective for moving the Town of Dillon forward. The report will be posted on the Town website. Information is available on the website www.townofdillon.com.

A community garden was built behind the fire station. The first phase sold out and there are five people on the waiting list. Two more phases are planned. The Farmers Market was moved to Lodgepole Street and will be there again next summer. It may be moved back to Buffalo Street after the Town park work is completed. An owner suggested screening the porta potties to make them look like old style outhouses. The A dock at the Marina will be replaced in September. The lake level is down about 8'. There is a new handicapped lift to provide access into boats that was funded by a donation.

II. CALL TO ORDER

The meeting was called to order at 10:52 a.m. in the Lake Dillon Condominiums meeting room.

III. PROOF OF NOTICE

Notice of the meeting was sent July 11, 2018.

IV. ROLL CALL

Board members present were:

Forrest Scruggs, President, Unit 209	Walt Spring, Treasurer, Unit 202/301
Scott Roper, Secretary, Unit 207	Julie Hummel, Member, Unit 110
Jeanne Berggren, Member, Unit 107/108	Kenneth Lehman, Member, Unit 206

Owners present were:

Carl & Pat Botti, Unit 104	Doris Cunningham, Unit 106
Dave & Gail Gilbert, Unit 109	Bill Hummel, Unit 110
Grant Swift, Unit 201	Wendy Spring, Units 202/301
Karen & Michael Fried, Unit 203	Edward & Suzanne Husler, Unit 205
Stan Moore & Suzanne Spencer, Unit 211	Walter & Diane Witkowski, Unit 212
Richard Braesch, Unit 303	Brian & Suzanne Donalson, Unit 304

Proxies were received from Units 103, 111, 204, 208, 302 and 306. With 22 units represented in person or by proxy a quorum was confirmed.

Representing Summit Resort Group were Peter Schutz and Aaron Hofmeister. Erika Krainz of Summit Management Resources was recording secretary.

V. APPROVAL OF 2017 ANNUAL MEETING MINUTES

Julie Hummel motioned to approve the minutes of the August 12, 2017 Annual Meeting as presented. Dave Gilbert seconded and the motion carried.

VI. TREASURER'S REPORT

Walt Spring presented the Treasurer's Report. The Association ended 2017 with \$90 in Operating and \$87,763 in Reserves. Expenses were \$188,862 against a budget of \$187,500, resulting in a \$1,362 unfavorable variance to budget.

As of June 30, 2018, the Association had \$4,426 in Operating and \$93,522 in Reserves. Expenses were \$91,553 against a budget of \$94,710, resulting in a \$3,157 positive variance to budget, mainly due to a \$2,160 pending Reserve contribution. Elevator Maintenance was \$515

unfavorable to budget and there will be an additional expense for the repairs now needed. The Association is projected to end the year with a surplus.

VII. PRESIDENT'S REPORT

Forest Scruggs reported that the Board spent a great deal of time developing the budget for the hot tub area. He recognized Kevin Lovett for his efforts in obtaining bids.

VIII. MANAGING AGENT'S REPORT

Peter Schutz recognized Aaron Hofmeister for his work at the property.

A. Completed Projects

1. Fire extinguisher maintenance.
2. Exterior window washing.
3. Continued extermination of vole and mice.
4. Tree treatments.
5. Insurance renewal with Farmers. Owners were encouraged to have their individual unit policies through Farmers to facilitate claims. Owners should carry a loss assessment rider to cover the \$5,000 Association deductible in the event of a claim on the Master policy.
6. Owner storage clean out. Jeannie Berggren said the area was cleaned out in May. Owners were asked to mark any remaining items with their unit number. Unmarked items will be removed. The space is intended for season temporary storage.
7. "No Smoking" table tents were added in the units. Owners were advised to call the management company to report smoking violations (including marijuana).
8. Carpet repairs.
9. Siding "belly board" secured.

Wendy Spring commented that she experienced a theft from the bike storage area. She encouraged owners to lock their bikes. Scott Roper recommended that owners should store their bikes in the owner storage area where renters do not have access.

Capital Items:

1. Added handrail by elevator.
2. Added lake side deck railing cap.

B. Owner Education

Peter Schutz provided information in the meeting packet about owner rights and responsibilities for compliance with the CCIOA owner education requirement.

C. Rental Report

Peter Schutz reported that in order to remain competitive, the commission rate was reduced and guests are now being billed for cleaning. Julie Hummel commented that housekeeping has improved. Peter said the service industry in Summit County is extremely challenged due to the lack of housing. July rentals were very strong.

IX. OLD BUSINESS

A. Clubhouse/Hot Tub Status

The hot tub replacement project will start in mid-September. The new equipment will be comparable to the existing but will have a salt water sanitation system. It will be a six-week project. A ventilation system will be installed to reduce moisture issues. The cost for the hot tub and mechanicals will be \$60,000 and the ventilation system will be \$25,000. A special assessment will not be necessary if costs are within the budget and there is a \$6,000 contingency. The light switch will be moved nearer to the door.

X. NEW BUSINESS

A. Unit Overheating

Diane Witkowski said her unit has a problem with overheating and lack of ventilation. She asked if a transom window could be added above the door to provide cross ventilation. Peter Schutz said she would need to provide a schematic for Board review. Peter suggested that she work with Aaron Hofmeister on a solution.

B. Touch Up Painting

An owner requested touch up painting of the front doors. Jeanne Berggren said Aaron Hofmeister was already working on this project.

C. Electrical Problem

Susan Donalson commented that there was recently a problem with electricity on the third floor. Walt Spring said a Comcast cable was replaced. Ken Lehman said he asked Kevin Lovett to send an email to all owners and guests when there is an outage. Peter Schutz said an email broadcast can be sent but it would not be practical to send individual texts. Peter will ask Comcast about the contracted internet speed.

XI. ELECTION OF OFFICERS

The Board seats of Scott Roper, Ken Lehman, Jeanne Berggren and Julie Hummel were up for election and all four were willing to run again. There were no nominations from the floor.

Grant Swift motioned to elect the four incumbents by acclamation for two-year terms. Bill Hummel seconded and the motion carried.

XII. SET NEXT MEETING DATE

The next Annual Meeting will be held August 10, 2019 at 10:00 a.m.

XIII. ADJOURNMENT

Bill Hummell motioned to adjourn at 11:45 a.m. Diane Witkowski seconded and the motion carried.

Approved By: _____ Date: _____

Board Member Signature