

**LAKE DILLON CONDOMINIUMS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 9, 2012**

**I. CALL TO ORDER**

The meeting was called to order at 3:04 pm by Forrest Scruggs.

Board member in attendance in person was:

Sue Donalson, Member

Board members in attendance via telephone were:

Forrest Scruggs, President

Chris Ansay, Member

Scott Roper, Secretary

Jeanne Berggren, Member

Julie Hummel, Member

Walt Spring, Treasurer

Representing Summit Resort Group were Peter Schutz, Kevin Lovett, Deb Borel and site manager, Tyler Armstrong. A quorum was present.

**II. OWNERS FORUM**

Notice of the meeting was posted on the website. No owners, other than board members, were present

**III. APPROVE PREVIOUS MEETING MINUTES**

Clarification was requested in the August 10, 2012 minutes regarding the pavers in section VI. Will change the minutes to say "Pavers have been installed and will continue to be monitored". Julie made a motion to approve the minutes from the August 10, 2012 board meeting with the change. Chris seconded and the motion carried.

Correct the spelling in Jeanne name on August 11, 2012 meeting minutes. Jeanne made a motion to approve the minutes from the August 11, 2012 board meeting with the spelling correction. Walt seconded and the motion carried.

**IV. FINANCIAL REPORT**

- a. Peter gave the October 31, 2012 financial report. As of October 31, 2012 close, the balance sheet reports \$27,626.28 in the operating account and \$58,111.53 in the reserve account. The Investors Choice MM account has a balance of \$4,212.52. All planned reserve contributions have been made.
  - a. Expenses vs. budget-LDC was under budget by \$3,178 at October close.
  - b. Due to the dry season, the water bills are very high. Currently \$592 over budget in water. Sue reported that she went to work session at the Town of Dillon. Sewer rates will not increase next year, but water will increase by 3%. Chris pointed out that as a result of watering expense, the owners think the complex lawn looks great.

- c. Legal expense is also over budget due to the sell of unit 107 and the potential claim against SBS for electrical problems.
- b. Unit 107 property taxes paid-Berggren paid LDC back for taxes.
- c. 2013 Proposed Operating Budget-Discussed budget items as follows:
  - Expense
    - Repairs and Maintenance-\$8,800 (this year's expense) includes paver work, electrical work and installation of curb stops
    - Management Fees-\$50 increase per the contract. Credits for office closure have been paid by SRG.
    - Insurance-10% increase for 2013. SRG believes that Farmers will no longer write the master policy beginning April 1, 2013. Will go to Business Owners Policy for the association. SRG will get as many bids as possible for insurance beginning April 1, 2013. Will talk to Allied, Fireman's Fund, State Farm, and any others that will bid.
    - Office Supplies-no change
    - Annual Meeting- Annual meeting recording and conference call cost as well as picnic come from this account
    - Telephone-Ongoing telephone expense and will increase to \$200 per month. SRG will put disclaimer in paperwork on rentals to state that the complex has no phone service. DSL-Speed has been tripled. Some connectivity issues were discussed. Will wait until after Thanksgiving to make any changes and get bids to update equipment.
    - Utilities-\$2,500 under budget on utility expense. Reduce utility budget by 10%
    - Cable TV-Increase 5% on April 1, 2013
    - Internet-mentioned above
    - Fireplace Supplies-fireplace inspections necessary. \$45 for wood fireplaces and \$55 for gas fireplaces. Walt recommends that it be done annually. Safety issues will be completed at time of inspection (ie. Gas leak) Approx. 6 wood and the remainder of the fireplaces are gas. These inspections are a cost of the association. If repairs are needed, the owner is responsible for that cost.
    - Elevator Maintenance-Summit County annual inspection and quarterly charge for maintenance by elevator company
    - Miscellaneous-no change
    - Landscaping-no change
    - Snow removal-no change
    - Trash-increase budget 5%
    - Legal and Accounting-decreased since the sale of unit 107. Electrical repair legal issues should be complete by the end of 2012.
    - Rec room expense-heat exchanger-new pump. Increase budget to \$1,800.
    - Transfer to reserves-no change
  - Income
    - Laundry-raised income
    - Interest-small increase

Proposed 2013 budget is \$177,600 vs \$172,978 in 2012, therefore an increase to dues was discussed.

An increase to dues of \$5.00 per month for the smaller units and a \$10.00 increase for the larger ones was discussed. Chris reminded that the increase would be rounded to the nearest \$5.00. Sue made a motion to approve the 2013 proposed budget. Forrest seconded and with all in favor, the motion carried.

## **V. OLD BUSINESS**

- a. Wireless System Update
  - Comcast-would cost \$25 per unit/per month.
  - SRG will look into the cost of industrial grade router based on feedback after Thanksgiving. Will determine price and report to the board.
  - SRG will continue to monitor the system

## **VI. BUILDING REPORT**

- a. Repairs on major electrical problem complete-total cost \$38,334-Spoke to John Sabol and our attorney. Disappointment was expressed with Sabol's insurance company's response. Demand has been made to SBS, the electrician and excavator. Currently in the investigative process. Will sue Sabol and Olsen personally if insurance does not pay. Should know more by next week. If insurance does not pay, will go to electrician and excavator insurance companies or pursue John Sabol and Partner Todd Olsen.
- b. Replace patio furniture-Peter presented bid for new patio furniture. Discussed options for HOA paying for furniture or owners paying for it. SRG will throw away the broken patio furniture as needed. The board agreed that first floor patio furniture should match. Walt suggested the owner's pay. Discussed adding the cost of the furniture to the dues increase, but board did not agree that it was an association expense. Another option discussed, was to put in capital plan, but again, the board decided against this. Board will use Jeanne's furniture as prototype. SRG will take on as action item. SRG to work with Jeanne to determine what she has ordered for her two units. SRG will send letters to owners asking them if they would be interested in purchasing furniture like Jeanne's. If so, SRG will order and bill the owner. Will be discussed at the next meeting.
- c. Chimney fireplace cleaning scheduled for November 27, 2012. Price is \$45 per unit for wood and \$55 per unit for gas.
- d. Sign re-painting is complete
- e. There are mice in the owner's closet of unit 110. SRG will call Orkin to have mice baited.

## **VII. NEW BUSINESS**

- a. Memorial Tree-to recognize former owners at Lane Dillon Condominiums that have passed away, Wendy Spring suggested getting a memorial tree and plaque. A six-foot spruce will cost about \$600. Board recommended a dedication at next year's annual meeting. Discussed location options. Board will look at the options and discuss at next meeting. Jeanne made a motion to plant a memorial tree with a plaque. Forrest seconded and the motion carried.
- b. Wendy Spring has been looking at the city council master plan for the next five years. There is currently a bathroom proposed by bike path on the left side of

the lawn as looking at the lake. No one on the LDC board is in favor. Parks Committee will most likely be the association's best ally. Peter will talk to Barb Richard of the Parks Committee about the plans.

- c. Tyler will make sure the entire LDC exterior light bulbs match. Cream color is preferable.
- d. HB 1237- HB 1237-Kevin Lovett reported the following:
  - i. Deemed the "records bill", HB 1237 is new legislation, which addresses association record keeping and opens up board member communication that may be reviewed by all owners. HB 1237 goes into effect January 1, 2013.
  - ii. For the most part, HB 1237 requirements are currently being fulfilled posted on the website and make available for all owners:
    - Association Governing Documents (Declaration, Bylaws, Amendments, Policies, House Rules, etc.
    - Meeting Minutes
    - Financials
    - Owner/Board lists
    - Written Owner Communication
    - Board member emails with respect to votes and action items
  - iii. Board meeting agenda-a new item entitled "Ratify Board Actions via email"; we will ratify any decisions made via email to include disclosures of individual votes.
  - iv. Additionally, the bill states that individual owner information to include phone numbers and email addresses may not be published or given out without prior written approval from the owner. Published Owner lists must state name, mailing addresses and number of votes each unit has.
  - v. Board member lists must include mailing address and email addresses

#### **VIII. NEXT MEETING DATE**

The next Board of Directors meeting will be on Friday, April 19, 2013 at 3:00 pm.

#### **IX. ADJOURNMENT**

With no further business, Julie made a motion to adjourn the meeting at 4:40 pm. Chris seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_