

Lake Dillon Condominiums
Board of Directors
Meeting Minutes
August 13, 2010

The meeting was called to order at 2:00 p.m. Board members present were Dave Love, Marilyn Yeager, Walt Spring, Lynn Berggren, Forrest Scruggs and Scott Roper. Also present were Peter Schutz, Kevin Lovett and Sandy Greenhut with Summit Resort Group, as well as John Sabal with Summit Building Solutions.

The February 12, 2010 minutes were reviewed with one correction noted. It was not mentioned in the minutes that the owner of #301 requested not to have a phone jack installed in his unit. It was moved by Forrest Scruggs, 2nd Dave Love, to accept the minutes as corrected. The motion passed. Peter Schutz will have SRG take responsibility for removal of the phone jack in #301.

John Sabal from Summit Building Solutions presented the final report for our renovation. The project is completed, except for covering some wires extending from the pipe chasing, which Summit Building Solutions will take care of. Bernie has all of the colors and extra paint in his storage. The specs for the paint will be sent to Peter and Kevin.

The proposal for the entire renovation project at the 2008 annual meeting was for \$455,175. The actual cost was \$461,472. This is an overrun of \$3,972 (.008%) which was paid out of our reserve fund. Peter noted that the many improvements we have made provide stability for the worth of our real estate.

When the elevator was being installed, a change of code occurred which required us to put in a larger elevator. This required more electricity, so a transformer had to be installed. This cost was \$12,000, which Summit Building Solutions took on, even though the code change was not known at the time of their proposal. This project included burying the cables, so that the poles were able to be removed from the property, giving it a much better look. It has also provided us with much more power for the building. In light of the fact that Summit Building Solutions did such a good job, kept up with the stated deadlines and completed the project so close to on-budget, the Board made a motion to authorize the payment of \$6000 (1/2 the cost of the transformer) to John Sabal. The funding for this will be collected from any owners who wish to contribute on their own with the remainder being taken from the reserve fund. This was moved by Scott Roper, 2nd Walt Spring. The motion passed.

Dave Love presented the financial report. We are in good shape as far as following our 2010 budget. We try to have \$25,000 in the reserve fund at all times. At year end, we should have approximately \$32,000, so there should be no increase in dues for the reserve fund. However, as costs are constantly rising, there is a possibility of an increase due to maintenance. The next large project which needs to be addressed is the parking lot. It will be re-lined in the spring and the lower lot will need to be repaved sometime in the next few years.

Peter Schutz presented the management company report. Several issues were discussed:

- The pet policy was discussed again. A notice was sent to all owners with the annual meeting information. Only owners are allowed to have pets on the premises. This means that all owner guests, including any relatives, may not have a pet on the property. If owner guests choose to ignore this policy, they will receive a letter and then a fine. Police may be contacted for barking dogs.
- Peter Schutz and Lynn Berggren will be looking into the possibility of providing on-site boat storage for canoes and kayaks. They will also be looking at the grading of the lower parking lot to see if this could be changed so that less pooling occurs, in order to help the asphalt last longer.
- Concern has been voiced about boat and snow mobile trailers in the parking lot. It is stated in our rules that an owner may leave a trailer in the parking lot for the length of the season, but may not store it there year-round. Owners will be asked to move the trailers elsewhere for high usage times such as July 4th and Christmas.
- A water line has been run under the asphalt to the side yard so that it can now be watered more efficiently.
- The possibility of planting new trees in the back where some have died was discussed.
- Peter will always contact non-rental owners before entering their unit, unless there is an emergency.

Under old business, the Summit Resort Group contract was discussed. Our current contract continues through May 2011. Peter Schutz requested that we consider extending this. Currently, SRG receives \$3437/month, which will continue through May, 2011. Peter proposed a 2 year, 8 month contract with all of 2011 remaining at \$3437/month. In 2012, this would increase to \$3500/month and in 2013 would increase to \$3550/month. The rental commission would remain the same and SRG would continue to pay for the linen fees. It was moved by Dave Love, 2nd Lynn Berggren, to extend the contract with SRG with these stated conditions. The motion passed unanimously.

Under new business, the election of board members on Saturday was discussed. There will be four seats available. We are currently lacking one board member and Dave Love is giving himself a break and stepping down after 15 years (Thanks Dave). Scott Roper and Marilyn Yeager are up for re-election. Both are willing to serve another two year term.

Sandy requested that owners be reminded to look in the owner's closet at the annual meeting for any items they could remove. It is becoming too crowded.

The next board meeting will be held on Saturday, August 14, 2010 following the annual meeting.

With no other business, it was moved to adjourn by Forrest Scruggs, 2nd by Marilyn Yeager. The meeting was adjourned.