

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
August 10, 2018

I. Call to Order

The meeting was called to order at 3:00 PM. Board members Walt Spring, Scott Roper, Jeanne Berggren and Julie Hummel attended in person. Forrest Scruggs and Ken Lehman attended via telephone. A quorum was present. Kevin Lovett was present on behalf of Summit Resort Group and Peter Schutz attended by phone.

II. Owners Forum

Notice of the Board meeting was posted to the website. There were no Owners, other than Board members, present.

III. Approval of Meeting Minutes from the April 30, 2018 Board Meeting

Walt moved to approve the minutes from the April 30, 2018 Board meeting as presented. Jeanne seconds and the motion carried.

IV. Financials

Association financials were reported on as follows:

Year to Date Financials:

June 30, 2018 close financials report:

\$4,426 in Operating

\$93,522 in reserves

The P & L vs budget reports \$91,553 of actual expenditures vs. \$94,710 of budgeted expenditures resulting in year to date expense underage of \$3,157. It was noted however that \$2,160 of the underage is due to pending contributions to reserves which results in a net year to date expense underage of \$997.

Major areas of expense variance were reviewed.

The Board reviewed the Capital Reserve plan; updates discussed will be made to the plan.

The Board reviewed the financial report for the 2018 Annual Owner Meeting as well as presentation plans.

V. Actions via Email

Julie moved to ratify the following actions taken via email:

6-27-18 Hot tub project proceed; approved

6-27-18 Hot tub project, add shower; declined

6-27-18 Hot tub project; add lighting, approved

6-2-18 Unit 105 remodel storage container and dumpster; discussed (owner retracted request)

5-4-18 Dry Sauna addition request; declined

Jeanne seconds and the motion passed.

VI. Managing Agents Report

Kevin Lovett reported on the following items:

Completed items:

Completed items included;

- Spring clean up
- Tree Treatments
- Carpet repairs
- Siding “belly board” securing

Pending/ Discussion items:

The following pending/ discussion items were reviewed:

- Stone façade repairs; replacement of missing siding stones around the clubhouse entry is pending.
- Improvements at clubhouse entry; improvements to the clubhouse entry to include old check in box removal, phone removal and sign replacement is pending.
- Lawn spraying for weeds; it was noted that there is thistle in the lawn. SRG will investigate proposal to spray the lawn for all weeds, but in particular thistle, and see if it is beneficial to do a round of spraying yet this year, or if it is more effective to wait until Spring 2019.

VII. Old Business

The following old Business item was discussed:

A. Hot Tub Replacement / Ventilation System install;

The Board discussed the hot tub replacement / ventilation system install project and presentation plans for the 2018 Annual Owner Meeting. The project is slated to take place September 15th – November 15th.

B. Owner Storage;

Owners are reminded that all items stored in the storage areas must be marked with Unit number from which the item belongs. Unclaimed items will be removed.

VIII. New Business

The following New Business items were discussed:

A. Unit Remodeling / Remodeling Policy;

The Board discussed unit remodels. While the Board appreciates Owners upgrading their units and realizes the benefit remodels bring to unit values, the Board discussed establishing a “Unit Remodel Policy” along with remodel work parameters in order to maintain a pleasant environment for neighboring occupants during unit remodel construction. The following remodel work parameters were discussed:

- Responsibility; Overall, the Unit Owner is responsible for the actions of the contractors and workers working within their Unit.

- Construction Season/ Hours of Work; Owners are encouraged to avoid extensive remodel work during summer months. Owners shall not allow construction within their Units that will cause disruption of other building occupants before 8:00 am

nor after 5:00 pm. Additionally, there shall be no “outdoor” work nor noisy work on Holidays or Sundays.

-Construction Debris Haul Off; Construction Debris is not permitted to be placed in the Association Dumpster (the Association Dumpster is for regular household trash only). Additional dumpsters are not permitted to be placed on site. All construction debris are to be hauled off by a dump trailer.

-Construction Trailers / Dump Trailers; Construction Trailers and Dump Trailers may only be parked on site between the hours of 8 am and 5 pm. Construction Trailers and Dump Trailers may not be parked on site overnight.

-Storage During Remodel; Owners are encouraged to either leave items in their units and work around them, or, obtain off site storage. Storage pods will not be permitted to be left on site. Temporary storage of personal items no longer than 6 weeks is permitted; all items must be tagged with the Unit number.

-Water shut offs; Owner must provide at least 2-day notice to management prior to date of requested water shut off. Water shut offs should be scheduled to occur on Tuesday’s, Wednesday’s or Thursday’s. In the event water is shut off to a unit for plumbing repairs, the Unit Owner must install plumbing shut off valves to the unit, so that future plumbing work will not require water shut off to the building.

-Music; Music which is disturbing to any other building occupants is prohibited.

B. 2018 Annual Owner Meeting;

The 2018 Annual Owner meeting is scheduled for Saturday August 11, 2018 at 10:00 am. The annual picnic will follow the meeting. The Board reviewed the meeting agenda and meeting presentation plans.

C. Trash Dumpster;

It was noted that racoons have been witnessed being in the trash dumpster. SRG was instructed to contact pest control. It was also noted that the neighbor from across the street from the trash dumpster is using the dumpster illegally; SRG will post a notice on the unit door asking them to please not use the dumpster as the dumpster is for Lake Dillon Condos and Point Dillon Owners only.

D. “Permit Parking Only” sign;

SRG will purchase a “Permit Parking Only / Vehicles Without Permit Will Be Towed” sign and install on a movable pole/ stand.

IX. Next Board Meeting Date

The next meeting will be held after the 2018 Annual Owner Meeting.

X. Adjournment

At 4:19 pm the meeting was adjourned.

Approved: _____ Approved – 11-16-18