

Lake Dillon Condominiums Association  
Board of Directors Meeting Minutes  
August 5, 2016

**I. Call to Order**

The meeting was called to order at 4:30 PM. Board members Tim Murphy, Scott Roper and Forest Scruggs attended via telephone. Walt Spring, Julie Hummel and Jeanne Berggren attended in person. A quorum was present. Kevin Lovett was present on behalf of Summit Resort Group.

**II. Owners Forum**

No owners, other than Board members, were present.

**III. Approval of Meeting Minutes from July 28, 2016 Board Meeting**

Julie moved to approve the minutes from the July 28, 2016 Board meeting as presented. Walt seconded and the motion carried.

**IV. Financials**

Association financials were reported on as follows:

July 31, 2016 close financials report:

\$3061 in Operating

\$90,252 in reserves

The P & L vs budget reports \$105,570 of actual expenditures vs \$109,079 of budgeted expenditures.

Major area of expense variance were reviewed to include:

5005 R & M \$3582 over (zone valves, leak repairs)

5270 Legal \$1375 over

It was noted that there are \$6480 of planned reserve contributions pending for 2016. The contributions will be made as cash becomes available.

**V. Actions via Email**

Tim moved to ratify the following action via email:

8-2-16 Insurance Claim Deductible Resolution, approval

Julie seconds and the motion passed.

**VI. Managing Agents Report**

Kevin Lovett reported on site management items recently completed in preparation for the Annual Owner meeting and picnic to include cleaning of all of the tables and chairs, grill cleaning and touch up painting. It was noted that the parking lost stair replacement as well as the heating system air bleeder replacement projects are pending.

SRG will remove any of the grills that are in unsatisfactory shape and dispose of them.

**VII. Old Business**

A. Hot tub / clubhouse facility

The Board discussed the hot tub / clubhouse facility. Discussion took place with regard to possible alternative locations for a new hot tub to be installed. This item will be discussed with Owners at the 2016 Annual owner meeting.

**B. Pet policy/ Renters**

The Board discussed the Association Pet Policy; renters, tenants and guests are not permitted to have pets at Lake Dillon Condominiums. The Board discussed service animals and Fair Housing laws and agreed that Fair Housing laws would be adhered to.

**C. Smoking policy**

The Board discussed the smoking policy; smoking is not permitted in any common area nor limited common area (smoking is not permitted on decks). The fine for smoking is confirmed to be \$500.

**VIII. New Business**

The following New Business items were discussed:

**A. 2016 Annual Owner Meeting**

The Board reviewed the draft annual owner meeting packet and materials and discussed presentation plans as well as plans for the picnic.

**IX. Next Board Meeting Date**

The next Board meeting will be held on Saturday August 6<sup>th</sup>, after the annual Owner meeting.

**X. Adjournment**

At 5:42 pm the meeting was adjourned.

Approved by:\_\_\_\_\_

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