

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
December 12, 2014
1:00 pm

I. Call to Order

The meeting was called to order at 1:00 pm. Board members present via telephone were Forrest Scruggs, Tim Murphy, Jeanne Berggren and Scott Roper. Present in person was Walt Spring. Representing Summit Resort Group were Deb Borel, Kevin Lovett and Peter Schutz. A quorum was present.

II. Owners Forum

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

III. Approval of Meeting Minutes from August 8, 2014 Board Meeting

Forrest made a motion to approve the August 8, 2014 board meeting minutes as presented. Jeanne seconded and the motion carried.

IV. Financials

Peter Schutz reported the following:

- The October 31, 2014 Balance Sheet reflects \$2,833.89 in the operating account and \$138,942.35 in reserves.
- Peter went over the July income statement budget comparisons and offered explanations on expense accounts with significant variances. The financial report was accepted.
- As of October 31, 2014 close financials, the association was \$5,045 over budget in operating expenses. It was noted that operating owes reserves four months contributions, totaling \$8,640.
- Walt suggested reclassifying hot tube expenses from operating to reserves. Walt will review the posting journal and determine what will be expensed from reserves.
- It was noted that all owners are current with dues.
- The board and management reviewed the proposed 2015 budget.
 - In August 2004, Dave Love asked that the dues ratio be calculated depending on size of unit. A Declaration

amendment for this change was drafted but never taken to owners for a vote. Even so, dues are currently calculated in this fashion.

- 2 bedroom and 1 bedroom unit owners will pay equal amounts for:
 - Cable TV
 - Telephone
- 2 bedroom unit owners will pay 1.5 times the amount paid by 1 bedroom unit owners for:
 - Management fees
 - Water and Sewer
- 2 bedroom unit owners will pay 2 times the amount paid by 1 bedroom unit owners for:
 - Capital Reserve Fund
 - Bank Charges
 - Repairs and Maintenance
 - Insurance
 - Office Supplies
 - Utilities
 - Fireplace Supplies
 - Miscellaneous
 - Landscaping
 - Snow Removal
 - Trash
 - Property Tax
 - Legal and Accounting
 - Recreation Room
- This ratio will be used when calculating dues increases going forward.
- Water charges will be re-allocated for 2015.
- December 2013, LDC signed a two-year contract with a \$100 management fee increase. SRG neglected to increase the management fees. The Board agreed that there would be a \$100 management fee increase beginning January 1, 2015 and continue through December 31, 2016.
- The largest increase is in utilities. The association was over budget 10% dues to the cold weather last year as well as the high occupancy rate. This year's budget reflects an 8% increase.
- Trash removal is increasing due to usage.

- Walt made a motion to approve the 2015 budget as presented. The budget included a \$100 per month increase in the management fee paid to SRG with a two year contract extension. Jeanne seconded and the motion carried.
- An email will be sent to owners informing them of the dues increase. In addition, a letter will be sent with January billing statement.
- The Board reviewed the long-range plan and several changes were made. The Board agreed to leave the document as is, and it will be monitored and changed if needed. The spreadsheet will be changed to reflect actuals. Changes will be made by SRG and an updated spreadsheet will be emailed to the board.

V. Actions via Email

Jeanne made a motion to ratify the following actions via email:

- 8/28/14 – Roof Options (approved contract from Turner Morris)
- 9/22/14 – Name change to Lake Dillon Condominiums – approved

Scott seconded and the motion carried.

VI. Old Business

A. Building Report

- Pipe Banging – Site manager, Aaron, has gone through every unit and changed the bleeder valves and all are working properly. An anti vibration devise was installed next the pumps in the boiler room. SRG will monitor and hopefully this will help solve the banging issues.
- Hot tub – SRG will put together a list of costs associated with the hot tub replacement for capital plan purposes. This will be discussed at the next Board meeting. The cost of future replacement of the hot tub has increased considerably.

- B. LDC Name Change – The Board reviewed Attorney, Mark Richmond's, proposal for the LDC name change. The condo map will be an additional cost. The process will begin early 2015. Forrest made a motion to engage attorney, Mark Richmond, to spend up to \$6,000, including incidentals to change the name to Lake Dillon Condominiums. Tim seconded and the motion carried.

VII. New Business

VIII. Next Board Meeting Date

The next Board meeting will be held on Friday, April 24, 2015 at 1:00 pm.

IX. Adjournment

At 2:10 pm, Walt made a motion to adjourn the meeting. Forrest seconded and the motion carried.

Approved by:_____

Date:_____