

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
April 22, 2014
3:00 pm

I. Call to Order

The meeting was called to order at 3:02 pm. Board members present via telephone were Forrest Scruggs, Walt Spring, Scott Roper, Jeanne Berggren and Tim Murphy. Representing Summit Resort Group were Deb Borel, Peter Schutz and Kevin Lovett. 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 December 6, 2013 Board Meeting

Walt made a motion to approve the December 6, 2013 board meeting minutes as presented. Jeanne seconded and the motion carried.

IV. Financial Report

Peter Schutz and Board treasurer, Walt Spring reported the following:

- The March Balance Sheet reflects \$10,623.39 in the operating account and \$139,192.86 in reserves.
- Peter went over the March income statement budget comparisons and offered explanations on expense accounts with significant variances. The financial reports were accepted.
- It was noted that all owners are current with dues.
- The 2013 tax return has been filed and nothing is owed.
- It was noted that insurance has been renewed at a favorable rate.
- Natural gas – SRG is working with Tiger to do a blend and extend at a rate less than the association is currently paying. Current locked in rate through December 1, 2014 is \$4.69. A bid of \$4.60 is in their system should prices drop.
- Roof replacement is scheduled in the capital plan for 2015.
- Kevin reported that a portion of heat tape and gutter on the east end of the roof needs to be replaced at a cost of \$1,850. SRG will email the board the proposal. SRG will ask Sanchez Builders if

the new gutter can be installed to support a heavy water/ ice / snow load.

- The pump that services hot water failed last week. The cost to replace pump with pump fittings will not exceed \$1,500.
- Pipe Banging – No recent complaints of pipe banging noise have been made. The pipes have been re-secured in certain areas. No insulation has been added to the problem areas. The Board agreed with the current “address problems as they arise economically” approach.

V. Actions via Email

Jeanne made a motion to ratify the email approval of the Collection Policy, Records Inspection Policy and Insurance Claims Deductible Resolution Policy. Tim seconded and the motion carried.

VI. Old Business

A. Building Report

- “No parking Fire Lane” sign on was placed on the upper east side of the lot.
- Hot tub area painting is pending.
- SRG will meet with Brian Waite regarding the siding on the north wall of the hot tub room. There may be concern with moisture build up behind the walls.
- Luggage carts are in need of replacement. One was replaced last year. SRG will dispose of two luggage carts and replace with one new one.
- It was noted that several gas grills are in need of replacement. SRG will get clarification on how many were replaced previously and how many still need replacing. The Board supported updating the grills in need.
- Walt asked about extermination for mice in unit 111. Deb advised that it had been done.

B. Voles will be treated regularly this summer.

VII. New Business

A. No Smoking Policy – The Board reviewed the policy prepared by attorney Mark Richmond. Marijuana and tobacco will be treated in the same manner in the policy. Per the law, consistency must be maintained regarding owners and tenants.

- The Board and management discussed the check in procedure regarding marijuana use at complex
 - SRG recommended and the Board agreed that there be a \$250 per violation and not specify between owner and tenant.
 - SRG will modify 6A of the policy to recommend that owners not smoke in their unit and are not permitted to smoke in the common areas.
 - After changes have been made, SRG will send the revised document to the board via email for approval.
- B. Update on New Public Bathroom along bike path – SRG reported that the new public bathroom has moved up on priority list and will be placed adjacent to the bike path below Coeur du Lac. SRG will confirm the location on the master plan.
- C. Landscape Maintenance/Improvements – SRG reported on the recommendations for the irrigation system as follows:
- Soil sample - \$50
 - Fertilizer program - \$500
 - Wetting agents on the grass (two applications) - \$600
 - Analysis on irrigation heads – up to \$1,500 depending on what heads need to be replaced.
 - Rain sensor - \$200
 - Total cost is approx. \$2,800
 - Preliminary leak detection could be done upon start up of the system. Could just be a low spot where the water pools.
 - Peter will organize a meeting with Tim when Walt is out next to show Tim the spot where water collects.
 - The Board agreed that the soil sample, fertilizer and head analysis and change outs will be done.
- D. LDC Showers – The board will look at the showers and any improvements will be discussed at the next board meeting.
- E. Storage Closets – SRG will determine if storage closets have been cleaned out.
- F. Long range plan will be sent to the Board in two weeks.

VIII. Next Board Meeting Date

The next Board meeting will be scheduled, if needed. If not, it will be held on Friday, August 8, 2014 at 3:00 pm at the office of Summit Resort Group.

IX. Adjournment

With no further business, the meeting was adjourned at 4:15 pm with a motion by Forrest and a second by Scott and all in favor.

Approved by:_____

Date:_____