

**Lake Dillon Condominiums Association**  
**Board of Directors Meeting Minutes**  
**August 8, 2014**  
**3:00 pm**

**I. Call to Order**

The meeting was called to order at 3:05 pm. Board members present via telephone was Forrest Scruggs. Present in person were Scott Roper, Jeanne Berggren, Julie Hummel, Walt Spring, Tim Murphy and Chris Ansay. 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 April 22, 2014 Board Meeting**

Jeanne made a motion to approve the April 22, 2014 board meeting minutes as presented. Walt seconded and the motion carried.

**IV. Financials**

Peter Schutz reported the following:

- The July 2014 Balance Sheet reflects \$3,920.68 in the operating account and \$134,614.99 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 July 31, 2014 close financials the association was \$610 under budget in operating expenses. It was noted that operating owes reserves \$6,480. The board reviewed the income statement regarding how many months reserves has not been paid.
- It was noted that all owners are current with dues.
- The Board reviewed the long-range plan and several changes were made. Peter will send out the revised plan.
- Unit 306 had soot that was coming into their unit. A new chimney cap was installed.
- There was an active roof leak into unit 305. The Board reviewed the roof report from Turner Morris.

- Turner Morris does not recommend delaying the roof replacement. Insulation replacement may not be necessary if roof is replaced soon.
- The Board unanimously agrees that SRG will obtain bids for roof replacement next summer. The intent is to replace the roof before the July 4, 2015 weekend.
- The hot tub is declining and a crack has been repaired to prolong the life. The amount on the long-range plan to replace the shell will be changed to \$20,000 and will be moved to 2016.
- SRG will look at a gouge in the parking lot in front of the elevator.
- Some gates on the lakeside do not latch. SRG will adjust them so they will latch.
- SRG will remove the fake plants from the hot tub area.
- The Board thanked Tyler for all of his work and responsiveness at LDC.

## **V. Actions via Email**

Julie made a motion to ratify the email approval of Clubhouse remodel. Tim seconded and the motion carried.

## **VI. Old Business**

### **A. Building Report**

- Lawn Improvements have been made
- Downspout has been repaired on the east end of the building
- Paver repairs / edging / concrete pillar work complete
- Chimney caps installed unit 306
- Clubhouse bathrooms have been remodeled
- Storage locker clean out – some items have been removed that were taking up space. This space will be open for tomorrow's meeting and owners will be asked to remove items that are no longer wanted. SRG will get bids to update the ski storage area. It was recommended that hooks be placed in this area to hang bikes. This will be added as New Business at tomorrow's meeting.
- Touch up painting
- Purchased new grills – the grills are shared.
- Clean out beds/add flowers – SRG will pay ½ to fix the bed.
- Modifications will be made to the new luggage racks to make them more functional.

## **VII. New Business**

- A. Town of Dillon Point Park use – Kevin has volunteered to work with Walt to interact with the town regarding weddings in the LDC lawn. Peter requested meeting with new Town Manager to discuss this. There has been no response from the Town of Dillon. The mayor will be present at the annual meeting tomorrow to answer questions. SRG will continue to work with the Town regarding weddings.
- B. No Smoking Policy – Peter discussed the association smoking policy.
- C. Hot tub status was discussed above.
- D. Boiler room pipe wrap request – Dave Roy suggested insulating the heating pipes in the boiler room. The Board agreed that this would not be done and does not believe this will be the solution to the pipe banging. Bernie continues to monitor the pipe banging on a case by case basis.
- E. Condotel – Chris reminded the Board that Condotel is still in the legal description for the association. The Board directed SRG to have attorney, Mark Richmond, pursue changing the legal documents to eliminate any reference to Lake Dillon Condotel.
- F. Roof status was discussed above.

## **VIII. Annual Meeting Review**

## **IX. Next Board Meeting Date**

The next Board meeting is to be determined.

## **X. Adjournment**

With no further business, the meeting was adjourned at 4:45 pm with a motion by Tim Murphy and a second by Chris Ansay and all in favor.

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

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