

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
August 9, 2013
3:00 pm

I. Call to Order

The meeting was called to order at 3:01 pm. Board members present in person were Walt Spring, Sue Donalson, Chris Ansay, Julie Hummel and Jeanne Berggren. Present via telephone were Forrest Scruggs and Scott Roper. Representing Summit Resort Group were Peter Schutz, Kevin Lovett and Deb Borel. A quorum was present.

Arch Payne, President of Point Dillon Homeowners Association, and Bob Polich, Property Manager for Point Dillon were also present. Homeowner, Wendy Spring, was also present.

Maintenance and License Agreements have been signed between the Town of Dillon and both Lake Dillon Condominiums and Point Dillon Associations. Now the planned installation of two bathrooms on the Point Dillon lawn is being discussed by the Town staff. Wendy Spring gave a brief summary regarding the Town of Dillon current master plan for the parks in Dillon. The Town ordinance has changed to allow vendors in all of the parks. The Master Plan for Town Park was presented to the public and the Town's goal is to get more activities into all of the parks to generate funds for the town. The bathrooms in question are transportable and may be moved from one location to another. It is currently in the plans for 2015 to have bathrooms placed in the LDC/PD lawn area. If a bathroom is placed in the proposed location, the infrastructure will need to be added. Wendy's concern is that by the time owners become aware of the changes, it will be too late to react and have any effect on the placement location.

Scott O'Brian, Director of Public Works for Dillon stated that the master plan shows for the widening of the road, another playground installation, the addition of a pier, and other improvements.

Peter recommended a strategy saying the Association supports installing bathrooms, but ask the Town to put it down the hill and not put it on the lawn. Chris agreed.

Arch Payne commented in the master plan, that the bathroom will be built into the hillside. He also stated that if the bathroom is placed where it is proposed, Point Dillon should support that.

Scott Roper commented that the bigger issue is what can be legally done with the lawn. He asked what it would cost to purchase the land. Scott made a motion that an attorney be hired to determine what can be done with the property legally and the process needed to change it. Walt said there were no restrictions for the lawn, except that it is restricted to be a park. After discussion, there was no second and the motion failed.

The board will recommend to the owners at the annual meeting, that the bathroom be moved by the amphitheater. Peter will meet with the town and let them know how the owners of LDC feel about the placement. The board will continue monitoring.

Point Dillon had attempted to purchase the lawn in front of their complex. Before the town would consider the offer, it would need to be taken to election for the town of Dillon to vote. Point Dillon has not taken any further steps in the process.

Wendy was thanked for her involvement and continued monitoring of the situation.

II. Owners Forum

Homeowner, Wendy Spring, was present.

Wendy mentioned the parking problem in Dillon. She suggested a land trade/purchase between the town and Lake Dillon Condos. LDC would give or lease the area of the lower parking lot to the town so they could build a four level parking lot. The trade would be that LDC gains control of the lawn. If the garage is designated a transit stop, some of the funds could be gained by transit funds. Board will further investigate this. Board will email Wendy questions and she will follow up.

III. Approval of Meeting Minutes from June 3, 2013 board meeting

Chris made a motion to approve the June 3, 2013 board meeting minutes as presented. Julie seconded and the motion carried.

IV. Financials

Peter reported that as of July 31, 2013, Lake Dillon Condominiums had \$738.28 in Operating and \$128,104.82 in Reserves. In the Investors Choice Money Market there is a balance of \$4,217.25.

- ❑ Significant variances include Water and Sewer, \$1,621 under budget and Legal and Accounting, \$6,937 over budget.
- ❑ Peter pointed out that the \$56,108 is the collection amount on the Summit Building Solutions lawsuit.
- ❑ Peter requested a \$500 reimbursement from the association for Summit Resort Group's additional work and expenses on the lawsuit. Julie moved that LDC reimburse Summit Resort Group \$1,000. Jeanne seconded and the motion carried. Peter thanked the board.

The Board approved the financials as presented.

V. Old Business

- ❑ Furniture in Storage Closets – owners will be asked to claim their furniture from the storage closets by October 1 or it will be removed and donated, if possible. The storage closet door will be opened at the annual meeting for owners to identify their items. Jeanne suggested shelving on the back wall for storage.
- ❑ Memorial Tree – Tree has been ordered and it has been installed. Letters on the plaque should be raised so they don't weather. Bernie will splice the irrigation and add a line to the tree.
- ❑ Town of Dillon Lawn – The fee for the license agreement was waived by the town.

VI. New Business

A. Lawn Use

- ❑ Parking Signs – “No Parking – Fire Lane” sign will placed.

B. Webcam – too expensive an option to pursue.

C. Annual Meeting – the Board discussed the presentation items at the annual meeting that will be held tomorrow, August 10, 2013.

VII. Next Board Meeting Date

The next Board meeting will be held on August 10, 2013 after the annual meeting to elect officers.

VIII. Adjournment

With no further business, Jeanne made a motion to adjourn the meeting at 4:34 pm. Sue seconded and the motion carried.

Approved by: _____

Date: _____