

**SUMMIT YACHT CLUB CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
September 11, 2010
Dillon, Colorado**

I. CALL TO ORDER

The meeting was called to order at 9:10 a.m.

Board members present were:

John Vanderpool, President, #8	Robert Hilbrecht, Member, #43
J.C. Cox, Member, #7	Joe Haenn, Member, #16
Pamela Hale, Member, #50	

Owners present were:

Ron & Lance Von Behren, #5	Adrian Petcu & Marsha Underwood, #12
Butch and Beverly Ramputi, #14	Deborah Kirk, #17
James Margolis, #25	Peter Schutz, #30
Shirley Meier, #32	Ron Pearce, #34
Dorothy McKee, #41/44	Samuel Adams, #47
Donald Cochran, #48	

Representing Summit Resort Group were Peter Schutz and Bernie Romero. Erika Krainz of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE

Notice of the meeting was sent August 11, 2010 in accordance with the Bylaws. A copy was included in the meeting packet.

III. DETERMINATION OF QUORUM

With 17 units represented in person and 14 by proxy a quorum was reached.

IV. APPROVE PREVIOUS MEETING MINUTES

A correction was noticed to Janice Vanderpool's name.

Ron Pearce made a motion to approve the minutes of the September 12, 2009 Annual Meeting as amended. Deborah Kirk seconded and the motion carried.

V. FINANCIAL REPORT

A. Balance Sheet as of August 31, 2010

As of August 31, 2010 the Alpine Bank balance was \$28,143 and the Reserve balance was \$4,001 for a \$32,145 total cash balance. The Association is contributing \$400 extra per month to Reserves. Accounts Receivable was \$2,724 and there is one owner who is delinquent. Accounts Payable was \$170. Total

Liabilities and Equity was \$394,353. Year-to-date the Association was operating with \$12,044 in net income.

The P&L as of August 31, 2010 reflected that the Snow Removal, Chimney Cleaning and Insurance Claims Deductible accounts were under budget. Insurance was over budget because the building replacement value was increased to \$175/sq.ft. in the Master Policy with Farmer's. Peter Schutz commented that the insurance policy was bid last year by Travelers and Fireman's Fund but they could not come close to the premium offered by Farmers. The policy includes built-ins but not personal property or liability.

Peter anticipated there would need to be a dues increase next year due to higher operating costs for water and sewer. The Town has announced that water and sewer rates will be increased 10% per year for the next ten years.

An owner asked about the Internet expenses on the Income Statement. Peter explained that the costs were related to hiring an IT technician to maintain and repair the wireless system at the complex. The system is not operating right now. Owners who need Internet access can use the wireless at his office.

An owner asked about the loan. Peter said he had determined that the loan does not have a 20-year term. The bank would not offer that term length for an unsecured commercial loan. The loan has a five year balloon payment with an interest rate of about 6%. Peter will talk to Alpine Bank about the availability of a lower rate and options for paying down the balance.

VI. MANAGING AGENT'S REPORT

Peter Schutz reintroduced Bernie Romero, the Property Manager.

A. Internet Service

The system at the complex is "home made". There is one Qwest DSL line coming into Peter Schutz's unit and the signal is rebroadcast throughout the buildings via routers. The current cost is less than \$70/month. Qwest was informed that somebody has been downloading copyrighted material at the property. Qwest issued several warnings and then shut the system down.

One option would be to contract with Comcast for a bulk deal for \$22/unit/month but all units would have to participate and the dues would have to be increased accordingly. The second option, which the Board is pursuing, is to reconfigure the system. A single DSL line will be brought into a one unit in each building and a separate system will be set up for each building. The overall cost will increase by \$130/month for the two DSL lines. It is hoped that the individual who is doing the illegal downloading can be identified because if possible, the system will be set up with a new access code and unique password for each user.

There was general discussion about providing free internet for renters. Some owners felt they should not have to subsidize internet access for rental guests. Butch Ramputi thought Qwest could identify the unit that was downloading with a “sniffer”. Peter Schutz was concerned that asking Qwest to provide this service could raise flags related to the Association re-broadcasting the service, which Qwest is allowing at the moment. He proposed allowing both owners and renters to have access and to have a form that users have to sign to get the password. The form should include a warning about illegal downloading. There was general agreement that the passwords should be changed on a regular basis. The Board discussed providing a unique password for renters that would expire at the end of the renter’s stay, but there would have to be a fee for this service for the administrative time.

In summary, it will take about a month to implement the new program and get the wireless service restored. There will be a release form that renters will be required to sign in exchange for the password, and the password will be changed twice annually. An owner volunteer is needed in Building 4 to house the router.

B. Parking Permits

Peter Schutz said he had given up on the idea of charging for permits. The large units receive two permits and small units receive one. The permits are a laminated white sheet with the unit numbers on them and are available at the management office. Owners have to pick them up or arrange to have them mailed. There are no temporary permits and parking is on a space available basis only; there are 68 permits for the 51 spaces. Cars without permits will be stickered and towed if necessary. At certain times of year (Dillon Barbecue and 4th of July) there will be “Parking by Permit Only” signs but during the rest of the year the parking will be monitored by Bernie Romero.

C. Dumpster Enclosure

The Association will spend \$5,000 to remove and replace the dumpster enclosure siding. It will be the same color and composite material as the building. The expense will be paid out of the Operating fund and Lakeview will pay 50%. Owners who are remodeling and use the dumpster are asked to contact management so they can be charged for an extra pickup. Management will send a reminder letter to owners about this issue and inform owners they will be charged if they use the dumpster. Peter noted the Association needed to be sensitive about work on the dumpster because it is in the Town right of way.

D. Sign

The Light on the sign is out because the wire under the concrete is broken. The Board is looking at solar options.

E. Deck Storage

There are ongoing issues with rental tenants storing unauthorized items on the decks. A copy of the House Rules Shortlist was included in the meeting packet.

Owners should provide the list to all renters. The only way to enforce the Rules is to fine owners.

F. Boiler and Hot Water Heater Inspections

Boiler and hot water heater inspections will be done this fall.

G. Composite Siding Issue

Peter Schutz met with John Sabal of Summit Building Solutions (SBS) and the manufacturer of the composite materials because there is some discoloration of the handrails, fascia and post wrapping. The Association is holding back \$5,000 from SBS for two years. The Association may make a warranty claim through SBS and take recourse against SBS and the manufacturer through the warranty. The manufacturer is going to provide SBS with a chemical to try to clean the staining. Several owners said there were boards lifting up on the landings. This will be addressed by SBS.

H. Comcast Contract

The bulk cable contract with Comcast was resigned for five years one year ago. The system is being upgraded to digital. Owners can sign up for HD individually at their own expense. One cable box and one remote will be installed in each unit a week from Wednesday. Owners who do not want a box installed should contact management, but without a box, the televisions will only receive a few channels. Several owners expressed concern about losing channels on their second sets if they do not rent a second receiver. Peter Schutz will talk to Comcast about how extra boxes will be handled. He will try to delay the installation until he can get more information on the program.

I. Chimney Cleaning

A decision was made to only clean chimneys as needed since some fireplaces are never used. Management will call owners to discuss their use pattern before scheduling the cleaning. Owners with gas fireplaces are responsible for having their own inspections. Joe Haenn was concerned about the potential liability if all chimneys are not cleaned because there could be other issues not related to use such as bird nests or animals. It was agreed that the gas chimneys would not be cleaned but that the chimney cleaning contractor would be asked to inspect all chimneys and determine which ones need to be cleaned.

Beverly Ramputi asked if there was a limit to the number of tenants allowed in the different unit sizes. Joe Haenn thought it was specified in the condominium documents. Peter Schutz said there was no Town ordinance. The unit owner should be notified of excess occupancy. The only recourse is fining the owner.

VII. OLD BUSINESS

A. Pigeons

The pigeons are no longer a problem at the complex. The owners recognized Bernie Romero for his efforts to resolve this problem.

B. Messages on Doors

An owner said management should communicate via email with owners instead of taping notices to the doors because when notes are left they make it obvious that the owners are not in the unit. Peter Schutz asked owners to provide updated email addresses to facilitate communication.

C. Ice Melt

Peter Schutz said there is a special ice melt product that can be used on the composite decking. Bernie Romero can provide some to owners upon request.

D. Water Spigots

An owner said the water spigots were used for the lawn irrigation and he would like to be able to hook up a hose to wash his patio. He was told he could temporarily disconnect the sprinkler to use his hose.

VIII. ELECTION OF OFFICERS

The terms of Diana Nice and John Vanderpool expired this year. The Board did not know if Diana Nice wanted to run again. Joe Haenn nominated John Vanderpool. Robert Hilbrecht seconded the nomination. Deborah Kirk made a motion to re-elect John Vanderpool for a three-year term. Ron Pearce seconded and the motion carried. The Board will appoint an owner to fill the other vacant seat.

IX. RATIFY BOARD ACTIONS

Peter Schutz made a motion to ratify the actions of the Board over the past year. Joe Haenn seconded and the motion carried.

X. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, September 10, 2011 at 9:00 a.m.

XI. ADJOURNMENT

Pamela Hale made a motion to adjourn at 10:53 a.m. J.C. Cox seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature