

**MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 16, 2018**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Mark Yeager at 4:13 p.m.

Board members present were:

Mark Yeager, President, A202

Danette Peterson, B201

William Crangle, B104

Jean Hammes, B204

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Mark Yeager motioned to approve the April 26, 2017 Board Meeting minutes as presented. William Crangle seconded and the motion carried. A suggestion was made to approve the minutes by email in the future.

**III. FINANCIAL REPORT**

There was no Financial Report.

**IV. PROPERTY MANAGEMENT REPORT**

Gary Nicholds was asked to check with Wilderrest on the status of Unit B103. It is believed that the lease has not been renewed for the current tenants.

**V. OLD BUSINESS**

*A. Painting Project*

The painting colors have been selected and Danette Peterson has the swatches. She will provide a document with the colors for distribution at the Annual Meeting.

Mark Yeager motioned to accept the recommendation of the Color Committee. William Crangle seconded and the motion carried.

Owners will be informed of the painting schedule so they can plan their summer projects to avoid conflicts with the painting crew.

*B. Gas Appliances*

Mark Yeager said an owner indicated they want to put in gas appliances. Gary Nicholds confirmed that there is no gas line to the property. The owner would be responsible for all costs for the piping and meters.

*C. Windows*

Jean Hammes provided a copy of the original window contract.

*D. Building Leak*

Mark Yeager said there is still a leak through the wall of his unit, despite several attempts at repair. Gary Nicholds will continue to work with a contractor on resolution.

*E. Building Repairs*

Mark Yeager said Patti Vande Zande calculated that after paying for the painting and replacement of the wood shingles, there will be a remaining Reserve balance of about \$30,000. He suggested putting some of the funds toward wood replacement for the Building B chimney chases instead of paying down the loan principal. Allman Painting believes it should be possible to restore some of the wood with a new sealing product that fills cracks. Allman estimated the cost for the sealing treatment would be under \$1,000 for all four. The bid for replacing the wood above the rooflines on two sides was \$1,837/stack for a total of \$7,348 for all four. The sealer treatment would add \$1,000 to that total. Mark Yeager thought he could put up plywood inside the carport vents to prevent snow from blowing in for much less than the bid of \$4,700. The contractor suggested adding galvanized metal around the base of both buildings to protect the wood. William Crangle requested addition of railings on the stairs on the back of Building B.

Mark Yeager motioned to approve the chase work on Building B and addition of the galvanized metal on both buildings at a total cost of about \$14,000. William Crangle seconded and the motion carried unanimously.

The steps on Building B are getting worn. Gary Nicholds suggested replacing the steps with metal grate steps from the ground to the first level. The steps are about \$65 each so the materials would cost less than \$1,000. The Board will do a tour of the property after the Annual Meeting.

William Crangle said the gypcrete deck of Unit 203B is crumbling. The owner would like to resurface the deck.

*F. Board Meetings*

Taunia Livingston has requested that the Board meet quarterly. She will be asked to provide a suggestion for dates.

*G. Insurance*

Gary Nicholds confirmed that the Association insurance covers damage to the building exterior caused by renters.

*H. Insurance*

There was general discussion about prohibiting short term rentals. Gary Nicholds said this would probably require an amendment to the Declarations, which can be very difficult.

*I. ResortInternet Contract*

The ResortInternet contract expires in June 2019. Gary Nicholds will make sure ResortInternet is aware that the Association will not be paying for the electricity to run the equipment for the other Associations after that time.

**VI. NEW BUSINESS**

*A. Annual Meeting*

The Annual Meeting will be held in Dillon Town Hall on Saturday, May 19, 2018 at 9:00 a.m.

The Board seats of Mark Yeager, William Crangle and Danette Peterson are up for election this year and all three indicated their willingness to run again. There have not been any other nominations received thus far. Ballots will be provided at the Annual Meeting.

**VII. SET NEXT MEETING DATE**

The next Board Meeting will be scheduled sometime in August.

**VIII. ADJOURNMENT**

The meeting was adjourned at 5:26 p.m.

Approved By: \_\_\_\_\_  
Board Member Signature

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

**MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.**  
**ANNUAL HOMEOWNER MEETING**  
**May 19, 2018**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Mark Yeager at 9:00 a.m. in the Dillon Town Hall.

Board members present were:

Mark Yeager, President, A202  
Garrett Regner, A101  
Tania Livingston, A104

Danette Peterson, B201  
William Crangle, B104  
Jean Hammes, B204

Owners present were:

Patricia Francoli, A102  
Jeffrey Faje, A204  
Jill Cox, A303

Gary Reuter, A201  
Teala Lengfeld, A302  
Suzanne Grandchamp, B101

Representing Basic Property Management were Eric Nicholds, Jason Blarjeske and Patti Vande Zande. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**II. PROOF OF NOTICE OF MEETING/QUORUM**

Notice of the meeting was sent in accordance with the Bylaws. With 12 units represented in person and three proxies received a quorum was confirmed.

**III. APPROVE PREVIOUS MEETING MINUTES**

Mark Yeager motioned to approve the May 20, 2017 Annual Meeting minutes as presented. The motion was seconded by Suzanne Grandchamp and carried.

**IV. FINANCIAL REPORT**

*A. Year-to-Date Financial Report*

Patti Vande Zande reviewed the financial reports as of April 30, 2018.

The Balance Sheet reflected an Total Checking/Savings of \$114,496 with \$91,140 of that balance in Reserves. Accounts Receivable was (\$1,124) reflecting a credit for prepaid dues. The Alpine Bank line of credit was \$89,818. The Profit & Loss reflected an Operating deficit of \$9,760 and a Reserve surplus of \$7,186 for a combined Operating and Reserve net deficit of \$2,575. There were savings in Legal/Professional, Electric and Gas and overages in Snow Removal and Heating & Plumbing.

Mark Yeager motioned to accept the Financial Report. Billy Crangle seconded and the motion carried.

*B. 2018/2019 Budget*

The 2018/2019 Budget as written results in no change to dues. It was noted that galvanized metal (\$8,348) was removed from the Reserve portion.

Mark Yeager motioned to accept the 2018/2019 Budget as presented. Billy Crangle seconded and the motion carried.

**V. MANAGEMENT COMPANY REPORT**

Eric Nicholds discussed the following items:

1. It was a low to average snow year.
2. Unexpeted boiler repairs were completed in the last 12 months. All boilers are currently operating effectively.
3. The Building B deck was leaking into the boiler room. BPM sealed the deck in the fall with a rubberized membrane and plastic sheeting. Plans to install a shed roof are in the works for this year or next, depending on the budget.
4. Repairs to stabilize several steps on Building B will be done this year. Replacement of the lower five steps with metal traction steps is being looked at for next year.
5. The light posts at the corner of Building B need electrical repair. Schmidt Electric will provide estimates.

**VI. ELECTION OF OFFICERS**

The Board seats of Mark Yeager, William Crangle and Danette Peterson were up for election this year. All three indicated their willingness to run again. No other nominations were received. Taunia Livingston announced that she was resigning from the Board. Eric Nicholds said that it was the Board's perogative to fill any unexpired Board term. Eric Nicholds asked for a motion to elect the three current Board members by acclamation. Garrett Regner motioned to re-elect the three incumbents. Billy Crangle seconded and the motion carried unanimously.

**VII. OLD BUSINESS**

*A. General Discussion*

Owner comments addressed the following:

1. Update on Current Painting Contract - BPM will be in touch with the contractor to have this done.
2. Responsibility for Window Flashing Repair - Mark Yeager stated that windows are an owner responsibility.
3. Insurance Coverage - Danette Peterson referred owners to the insurance policies posted on the website. The agent with American Family Insurance was contacted and he confirmed the Association coverage is consistent with the requirements in the Declarations.
4. Decks - Concerns were expressed about the condition of two decks (one on Building A and one on Building B). BPM will follow up and determine what needs to be done.
5. Website – It was noted that the Responsible Governance Policies are not posted on the Association website. BPM will follow up.
6. Plowing – A request was made to direct the plowing contractor to push all snow onto the vacant land adjacent to the parking lot.

**VIII. NEW BUSINESS**

*A. Decks and Deck Railings*

An owner commented that the top rails on the deck were in poor condition. BPM will investigate.

An owner commented that some boards on Building A sun deck are warped. Mark Yeager responded that limited funds have been expended for maintenance and repair. Individual boards have been replaced. The decks will be inspected.

*B. Heat Tape*

A question was raised regarding the need for heat tape on Building A to mitigate ice buildup. The installation of gutters could minimize ice build-up.

*C. Windows*

An owner asked if windows would be covered by the Association umbrella policy if damaged in a catastrophic event. BPM will discuss with the insurance carrier.

*D. Garage Sale*

Jean Hammes announced that the garage sale is scheduled for Saturday, July 7, 2018.

**IX. SET NEXT MEETING DATE**

The next Annual Meeting was scheduled for May 18, 2019. It was requested that Dillon Town Hall be reserved for next year's meeting.

**X. ADJOURNMENT**

A motion was made to adjourn at 10:43 a.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_  
Board Member Signature

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

**MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.**  
**BOARD OF DIRECTORS MEETING**  
**June 27, 2018**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Mark Yeager at 4:11 p.m.

Board members present were:

Mark Yeager, President, A202

Danette Peterson, B201

Tara Goetz, B102

Garrett Regnor, A101

Owner Jean Hammes was a guest at the meeting.

Representing Basic Property Management were Gary Nicholds and Eric Nicholds. Erika Krainz of Summit Management Resources was recording secretary.

**II. BOARD APPOINTMENT**

Mark Yeager nominated Jean Hammes to fill the vacant Alternate Board seat with a one-year term. Danette Peterson seconded and the motion carried.

**III. BUSINESS**

*A. Chimney Chases*

Mark Yeager said the Board voted to move forward with the chimney chase work and shingles on Building B. The decision was made not to remove the galvanized metal siding around the bottom of the building due to the cost. The front of the chimney stacks of Building A have been repaired. The back side still needs work but this project has been tabled. There have not been any leaks.

*B. Leak in Yeager Unit*

When the contractors are on site, they should be asked to remove some siding on the south side of Mark Yeager's unit to try to identify the source of the leak, which has occurred two years in a row. The water does not appear in the unit above or below.

*C. Stairs*

Gary Nicholds reviewed the options for repairing the stairs, which included shoring up with angle iron, adding metal treads on the first flight or handrails on one or both sides. Gary will request cost estimates for metal treads for the lower steps on Building B that are exposed to the weather on the east side and for installing handrails on the back side.

*D. Owner Notification*

Mark Yeager suggested sending an email to owners with the painting schedule in August and a reminder to clear their decks. Owners who do not clear their decks will be charged for the labor to complete this work.

*E. Railings*

Jean Hammes said some of the unit deck railings and the common deck railing for Building A were very deteriorated and might need to be replaced before the building is painted.

*F. Boiler Room Cover*

Gary Nicholds obtained a bid of \$2,219 for a new boiler room roof with adequate slant to shed the snow.

Mark Yeager motioned to accept the bid for the shed roof. Danette Peterson seconded and the motion carried.

*G. Building B Leak*

Gary Nicholds said all the water fixtures in the affected unit in Building B will be turned on simultaneously to try to identify the source of the leak.

*H. Insurance Appraisal*

Gary Nicholds strongly suggested the Association contract for an insurance appraisal to validate that the current level of coverage is adequate to rebuild the property in the event of a fire. The Association policy is for "originally conveyed" and covers fixtures, sheetrock and cabinets but not upgraded carpet or other interior finishes. Owners should have an H06 policy to cover personal contents and upgrades. Gary Nicholds will request bids for an insurance appraisal from two vendors.

*I. Air Conditioning*

Garrett Regnor said ResortInternet is in the process of cutting a hole in the shed to install an air conditioning unit. The Association pays for the electricity. Gary Nicholds recommended reviewing the ResortInternet contract to determine if it allows such actions.

Mark Yeager motioned to prohibit installation of window air conditioning units in the buildings. Danette Peterson seconded and the motion carried.

*J. Fire Mitigation*

The tree line is very close to Building A. Jean Hammes said the Association can submit a request to the Dillon Ranger District to mark trees to create defensible space on the Forest Service land. The trees can either be cut by the Forest Service or by the Association. Jean will submit an application.

**K. Storage Units**

There is one storage unit for every unit in Building B and at least two unassigned units in the carport. The Building B units are larger and have concrete floors and the Building A units are smaller with dirt floors. Danette Peterson said locks were put on two storage areas by her carport in the last year and the locks should be removed. Jean Hammes proposed allowing long-term tenants to rent storage units. The Board agreed to number the storage units and to make the extra storage units available for rent to generate income for the Reserve Fund. Gary Nicholds recommended charging the entire annual fee up front and refunding on a *pro rata* basis if the owner vacates.

**IV. SET NEXT MEETING DATE**

The next Board Meeting will be September 19, 2018 at 4:00 p.m.

**V. ADJOURNMENT**

Mark Yeager motioned to adjourn at 5:05 p.m.

Approved By: \_\_\_\_\_  
Board Member Signature

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

**MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 24, 2018**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Mark Yeager at 4:08 p.m.

Board members present were:

Mark Yeager, President, A202

Danette Peterson, B201

Tara Taylor, B102

William Crandall, B104 (joined at 4:36 p.m.)

Representing Basic Property Management were Gary Nicholds, Patti Vande Zande and Eric Nicholds. Erika Krainz of Summit Management Resources was recording secretary.

**II. APPROVAL OF MINUTES**

Mark Yeager motioned to approve the June 27, 2018 Board of Directors Meeting minutes as presented. Danette Peterson seconded and the motion carried.

**III. FINANCIAL REPORT**

Patti Vande Zande reported that as of September 30, 2018, the Association had \$14,533 in Reserve Cash and \$43,478 in Operating Cash for a total of \$58,011. There was a \$2,184 surplus in Operating and a \$43,326 deficit in Reserves for a combined deficit of \$41,142 for the first quarter.

Mark Yeager motioned to accept the financial report. Tara Taylor seconded and the motion carried.

**IV. PROPERTY MANAGEMENT REPORT**

*A. Painting Project*

Gary Nicholds said the project went very well overall. It was noted that the contractors did not put down tarps in all areas and there are some gouges in the wood.

Mark Yeager said the owner of B203 reported at the Annual Meeting that the gypcrete is crumbling on his balcony.

*B. Hand Rails Building B*

The hand rails have been completed.

*C. Brick Repair*

The uneven brick behind Building B was repaired.

*D. Shed Roof Over Boiler Room*

Gary Nicholds said this project has not yet been completed. Danette Peterson said the roof looked terrible and the contractor is only working on the project for a couple of hours each week. It has several layers and the top is three sheets of flat material. Mark Yeager explained that this was the underlayment. Gary will follow up with the contractor.

*E. Dumpster Lid*

Gary Nicholds said the plastic lid can be reinstalled. Mark Yeager requested a plastic lid with a reinforcing frame. A four-yard or six-yard dumpster with a side sliding door will be installed for the winter. Mark said if the trash contractor cannot provide good service, the Association should consider switching companies.

*F. Painted Light Post Lenses*

The lenses were painted to reduce the amount of light shining through unit windows.

*G. New Metal Steps*

The metal steps have been ordered.

*H. Tree Removal*

Two trees need to be removed. There are also some Aspens in the small island at the end of B Building that need to be taken down.

*I. Crack Seal*

The crack sealing has been completed.

*J. Leak Building A Storage Unit*

There is a minor leak into a storage unit under the building. Gary Nicholds will meet with the owner to identify where the problem is occurring.

*K. Glycol Purchase*

Gary Nicholds reported that two drums of glycol were purchased for the boilers.

*L. Building Appraisal*

The appraisal has been completed. Gary Nicholds sent it to the Board members and to the insurance agent. He will follow up with the insurance agent.

*M. Towing*

Gary Nicholds said J&H will tow after hours. He provided a sample towing sign. The Board requested that the towing signage be added next to the big pine tree by the dumpster near the back lot. The sign can be black and white and should read "Mountain Country Condominium Owner and Guest Parking Only".

**V. OLD BUSINESS**

There was no Old Business.

**VI. NEW BUSINESS**

*A. Internet and Cable*

Mark Yeager asked Gary Nicholds if he had obtained bids for internet and cable. The current contract with ResortInternet expires June 30, 2019. Gary recommended getting a bid from Comcast. Tara Taylor will speak to one of her relatives, who works for Comcast.

*B. Miscellaneous Projects*

1. Mark Yeager said the Board may want to reconsider the galvanized siding due to potential issues with rust stains.
2. The roof on Building B is scheduled for replacement in 2023. Turner Morris should inspect it next year and recommend repairs to extend the life.
3. Mark Yeager said the owners who are using the storerooms in Building B need to be identified. Tara Taylor and William Crandall are using two each. Mark thought the users should be charged \$20/month.

**VII. SET NEXT MEETING DATE**

The next Board Meeting will be February 20, 2019 at 4:00 p.m.

**VIII. ADJOURNMENT**

The meeting was adjourned at 5:06 p.m.

Approved By: \_\_\_\_\_  
Board Member Signature

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