

**MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.**  
**BOARD OF DIRECTORS MEETING**  
**March 25, 2019**

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

The meeting was called to order by Mark Yeager at 4:10 p.m.

Board members present (\*via teleconference) were:

Mark Yeager, President, A202	Danette Peterson, B201
Tara Goetz-Taylor, B102*	Jean Hammes, B204
Garrett Regnor, A101	

Debbie Curd from Comcast was a guest at the meeting.

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 MINUTES**

**Motion:** Mark Yeager motioned to approve the October 24, 2018 Board of Directors Meeting minutes as presented. Danette Peterson seconded and the motion carried.

**III. FINANCIAL REPORT**

Gary Nicholds reported that as of December 31, 2018, the Association had \$47,472 in Operating Cash and \$14,535 in Reserve Cash for a total of \$62,007. There was a \$2,874 deficit in Operating and a \$34,355 deficit in Reserves for a combined deficit of \$37,229 for the second quarter. The Reserve deficit was primarily due to an unbudgeted \$3,690 expense in Asphalt for pothole repair and a \$9,123 overage in Siding/Resurfacing & Painting for application of a special siding rejuvenating product.

**Motion:** Mark Yeager motioned to accept the financial report. Garrett Regnor seconded and the motion carried.

**IV. PROPERTY MANAGEMENT REPORT**

*A. Completed and Pending Projects*

Gary Nicholds reviewed completed and pending projects:

1. Painting – The painting was completed last year.
2. Handrails on Building B – The handrails were installed.
3. Shed Roof over Boiler Room – The roof was installed.
4. Dumpster Lid – A plastic, lockable lid with a bear bar was installed on the dumpster.
5. Tree Removal – The dead trees were removed.
6. Storage Rooms in Building B – Kerry Hartnett has a list of the owners who are using the storage rooms.

7. Icicles – Management has been knocking down icicles as needed.
8. Noise from Building A Boiler – The owner heard rushing water in the wall. Three contractors have looked at the system. There was an outdoor sensor that was reconnected. The representative from Lochinvar will be on site on Wednesday to look at the two boilers and make sure they are synched.
9. Circulation Pump - The pump may need replacement at some point in the near future. The old system had a computerized redundancy pump, which is no longer functioning. Alliance Plumbing and Heating has suggested replacing it with a regular pump at an estimated cost of \$500 - \$1,000 excluding installation.
10. Hot Water Tank – The tank in Building A is leaking.

**Action Item:** Eric Nicholds will get pricing for two regular pumps and a hot water tank.

## V. NEW BUSINESS

### A. Comcast

Debbie Curd said the Association owns the cable home runs. They will stay in place when the contract is cancelled with ResortInternet and Comcast will use them to connect their service. Comcast can offer the Double Play package with HD television, internet (150 Mb upload), the X1 platform, three boxes per unit and a voice-activated remote for \$65/unit/month. Comcast will cover the cost of upgrading and bringing the cable plant to the building. Owners can upgrade their level of service individually. Xfinity mobile and landlines are available to any owners who have an individual account and pay for some type of upgraded service. The Association is currently paying \$52/unit/month. The Comcast contract term is five years with a maximum increase of 5% annually.

**Action Item:** Gary Nicholds will ask ResortInternet to provide a written proposal.

### B. Towing

Mark Yeager said there have been three major parking issues with one unit due to a lack of communication and some owners from other complexes parking in the lot. The Board discussed how to handle illegally parked cars.

**Action Item:** Gary Nicholds will provide warning stickers for the Board.

### C. Short Term Rental Regulations

The County has enacted new short term rental regulations.

**Action Item:** Gary Nicholds will scan the article from the Summit Daily and email it to all owners.

### D. Board Resignation

Garrett Regnor will be resigning from the Board when his unit sells.

**VI. OLD BUSINESS**

There was no Old Business.

**VII. SET NEXT MEETING DATE**

The next Board Meeting will be Tuesday, April 23, 2019 at 4:00 p.m.

**VIII. ADJOURNMENT**

**Motion:** Garrett Regnor motioned to adjourn at 5:42 p.m. Mark Yeager seconded and the motion carried.

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

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