

MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.
ANNUAL HOMEOWNER MEETING
May 18, 2019

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Mark Yeager at 9:04 a.m. in the Dillon Town Hall.

Board members present were:

Mark Yeager, President, A202
William Crangle, B104

Danette Peterson, B201
Jean Hammes, B204

Owners present were:

Susan Brown, B204
Jill Cox, A303
Teri Knigel, A304
Brian & Danielle Waring, B304

Gary & Barbara Reuter, A201
Mark White, A304
Mark Vandermaasen, A302

Patricia Froncoli and John Roesch submitted proxies.

Representing Basic Property Management were Kerry Hartnett, Jason Blarjeske, Susan Nicholds and Patti Vande Zande. Heidi Clark of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE OF MEETING/QUORUM

Notice of the meeting was sent in accordance with the Bylaws. With units represented in person or by proxy a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Motion: Billy Crangle moved to approve the May 19, 2018 Annual Meeting minutes as presented. Jean Hammes seconded and the motion carried.

IV. FINANCIAL REPORT AND 2019/2020 BUDGET

A. Year-to-Date Financial Report as of March 31, 2019

Jason Blarjeske reviewed the financial reports as of March 31, 2019. The Balance Sheet reflected Total Checking/Savings of \$46,442 with \$14,538 of that balance in Reserves and \$31,904 in Operating cash.

The Profit & Loss reflected an Operating deficit of \$17,645 and a Reserve deficit of \$27,451 for a combined Operating and Reserve net deficit of \$45,095.

The most significant unfavorable variances were in Snow Removal (\$7,800) and Wood Replacement (\$9,123). There are plans to finish the installation of two hot water tanks and a back-up pump this summer.

Patti Vande Zande explained that the deficits should balance out before the end of the fiscal year in June. There are no additional Reserve projects planned.

Motion: Marc Knigel moved to accept the Financial Report. Danette Peterson seconded and the motion carried.

B. 2019/2020 Budget

Patti Vande Zande recommended a dues increase of \$40/unit to help restore the Reserve balance. Part of this increase will cover the \$23/unit/month cost increase for switching from ResortInternet to Comcast. This cost will include the boxes and a significant improvement in speed and quality of service.

Brian Waring inquired about the \$70,000 line of credit and the rate at which it is being repaid. Patti Vande Zande responded that without significantly increasing dues, the balance will be paid off in about three years. The current monthly payments are around \$1,800, with \$1,323 going toward the principal. The loan was originally obtained to pay for replacement of the roof on Building A, two boilers and the water main.

Future projects include the roof of Building B, which is scheduled to be replaced in 2023. Turner Morris will see what can be done to extend the life of the roof. The parking lot will need to be resurfaced in the next year or two. Another project is to add galvanized siding around the base of the buildings to preserve the wood. Teri Knigel suggested using an alternative material that looks better than galvanized steel and will potentially increase the value of the buildings. The Board will look into options.

Greg Reuter asked when the last Reserve Study was done. Patti Vande Zande shared that one was done recently, but that it was not done by an engineering firm due to the high cost.

Greg Reuter inquired about the annual 3% increase to build the Reserve Fund. He was concerned that future owners might reject the increase and the Reserve Fund might not be funded properly. Kerry Hartnett likened the 3% increase to a cost of living adjustment to anticipate the increases in labor and supplies for future projects. Some owners shared concerns about the anticipated increase in taxes and other rising costs.

Motion: Marc Knigel moved to accept the 2019/2020 Budget as presented. Mark Yeager seconded and the motion carried.

V. MANAGEMENT COMPANY REPORT

Jason Blarjeske thanked the owners and gave the Management Report.

A. Step Replacement

The steps in Building B were replaced but still need to be painted and sanded.

B. Ice Removal

Management removed several large ice dams and icicles.

- C. *Pedestal Light Replacement*
The replacement concrete pedestal has arrived. An electrician is scheduled to complete installation in the next few weeks.
- D. *Brick Replacement*
Brick had to be replaced on Building B and should improve drainage.
- E. *Parking Timbers*
Parking timbers that were displaced by the snow plow were resituated.
- F. *Hand Rail Installation*
A hand rail was installed on Building B.
- G. *Landscaping*
Management removed several bushes and dead trees, including some dead Aspens. There is additional work planned this summer.
- H. *Foundation Issues on Building B*
The foundation damage is primarily cosmetic. The cost for resurfacing the foundation is estimated to be around \$100.
- I. *Parking Signage*
“No Parking” signs have been installed to prevent poachers and guests from accidentally parking in the wrong spots.
- J. *Roofing/Decking Project*
The stairs will be removed from the deck on Building B, where a watertight roof was added to prevent further leaking into the boiler room
- K. *Heating Issues*
Lack of consistent hot water on the top floor has created the necessity to have the lines bled to get the air out of the system. Some units are having more issues than others and require additional bleeds. Management has established a proactive approach for the lines to be bled and the systems to be checked at the beginning of every winter in November.
- L. *Water Temperature*
One owner commented that there was significant fluctuation in the temperature of the water in his unit. Management will follow up and schedule a plumber.
- M. *Dumpster*
Management has contracted with a new trash company. The new dumpster will be delivered shortly. Management will send an email reminding homeowners to engage the bear latch.

VI. OLD BUSINESS

There was no Old Business.

VII. NEW BUSINESS

Anytime the Board makes a change to the Association Rules and Regulations or Policies, they are required to send the documents to the owners for review and comment. Greg Reuter noted that there was no time frame specified in the most recent mailing for owners to respond. He recommended establishing 15 days as the set time frame for owners to respond. Kerry Hartnett will send this feedback to the homeowners.

VIII. ELECTION OF OFFICERS

The Board seats of Tara Goetz and Garret Regnor were up for election for two-year terms. Tara Goetz expressed her willingness to serve again via email. The Board Alternate seat of Jean Hammes was up for election for a one-year term and she expressed her willingness to serve again. She has been serving on the Board in place of Garrett Regnor.

Owner Brian Waring submitted a self-nomination from the floor to serve on the Board or as an Alternate. Mark Yeager shared that Brian Waring has experience as he owns his own small property management business.

Motion: Gary Reuter moved to elect the three candidates by acclamation. Teri Knigel seconded and the motion carried.

IX. SET NEXT MEETING DATE

The next Annual Meeting was scheduled for May 2, 2020.

X. ADJOURNMENT

Motion: Marc White moved to adjourn at 10:17 a.m. Mark Yeager seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____