

MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.
BOARD OF DIRECTORS MEETING
July 21, 2020

I. CALL TO ORDER

The meeting was called to order at 6:05 p.m. on Zoom.

Board members participating were:

Jean Hammes, President	Danette Peterson, Vice President
Suzanne Grandchamp, Secretary	Brian Waring, Treasurer
Tara Taylor, Member	

Owners participating were Marc White, Gary Reuter, Wayne Taff, Mark Yeager, Greg & Alex Renner and Guss Morrison,

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

II. ELECTION OF OFFICERS

Motion: Suzanne Grandchamp moved to ratify the election of Officers. Danette Peterson seconded and the motion carried.

III. OWNER FORUM

Gary Reuter asked about the pro ration of dues based on square footage. This will be discussed during the financial report.

Marc White said there was a leak into A201 and A301. The roofers have not been able to find the source. Snow removal on A Building balconies need to be addressed. The drains are slow in A201 and A301. He requested action. Jean Hammes said the Board is communicating with the unit owners about the leaks and repairs. Snow removal and jetting the drains will be discussed later during the meeting.

Action Item: The Board will follow up on these issues.

IV. FINANCIAL REPORT

A. Fiscal Year 2019/2020 Year-End Summary

The Balance Sheet reflected \$31,736 in two Operating accounts, \$14,549 in Reserves and (\$912) in Accounts Payable.

The Association ended the year \$11,120 favorable to budget. There were savings in Electric, Natural Gas and General Building Maintenance and overages in Heating and Plumbing and Boilers. ResortInternet did not rent the shed. The Reserve contribution was \$46,910.

B. Establish Long-Term Replacement Reserve Study Review Committee

It was noted that a 3% annual increase to the contribution will not be adequate based on the number of upcoming and “wish list” projects. Brian Waring and Jean Hammes will head the committee. The timeline was established at the Annual Meeting. Gary Reuter, Suzanne Grandchamp and Marc White volunteered to serve on the committee.

V. MANAGING AGENT’S REPORT

Eric Nicholds reported the following:

1. Repaired drywall in pantry area in A201.
2. Replaced lightbulbs throughout the property.
3. Replaced some light bulbs in the parking lot lights. The tall pole bulbs will be replaced when there is a lift on site.
4. The sewer lines will be snaked in the fall. The bid from Ace Sewer and Drain to snake eight lower units was \$135/line. The Board will budget for this going forward.
5. Work continues on the roof.
6. The slash from the tree removal will be picked up by the end of the week.

VI. UNFINISHED BUSINESS

A. Ratification of Removal of Mountain Country Trees

The total cost to the Association for the tree removal was \$250. It was split with an owner on Salt Lick Circle.

Motion: Suzanne Grandchamp moved to ratify the Board decision to remove two dead trees. Danette Peterson seconded and the motion carried.

B. ResortInternet Shed for Storage

It was hoped that ResortInternet would rent the shed for storage but they moved out. It is being used for storage of bikes and tires. The Board will discuss possible uses.

C. Reserve Projects & Capital Improvements

The galvanized meta, chimney wood replacement on Buildings A and B and parking lot paving scheduled for last year were pushed forward to this year. Marc White was not in favor of galvanized metal on the chimneys and suggested stone instead. Gary Reuter requested that the Board solicit owner feedback and obtain bids for stone. Parking lot asphalt is in the Reserve plan for this year. It could be pushed forward to next spring.

Action Item: The Board will get bids for galvanized metal and stone for presentation to the owners.

VII. NEW BUSINESS

A. Board Email Account for HOA/Board Communication

Danette Peterson is setting up individual emails for the Board members. They will be accessible on the website with a password. She is working with the webmaster to post more information on the website.

Motion: Suzanne moved to approve the establishment of emails. Brian Waring seconded and the motion carried.

B. Unit B103 Pet Issue

The new long-term renter has a dog. The Rules and Regulations do not allow renter pets but Wildernest represented to the tenant that pets were allowed. The owner is ultimately responsible. It needs to be determined if the owner is aware that the tenant has a pet. Suzanne Grandchamp volunteered to serve on a Hearing Committee.

Motion: Jean Hammes moved to appoint a Hearing Committee to hold a hearing with the unit owner. Suzanne Grandchamp seconded. In discussion, Wayne Taff there need to be procedures, owner representatives on the Committee and alternates so Committee members who register complaints can abstain from voting. Jean said there is an Enforcement Policy to address the first component. The motion carried.

C. Unit A103 Heat Pipe Corrosion

There is some glycol leaking from the heating pipes. The owner has requested that the Association make the repairs and pay the cost. It appears to be a single unit situation. In 2013, a Resolution was passed that in-unit piping and zone valves are an owner responsibility. Several owners felt that the glycol is part of building infrastructure and should not be an individual owner responsibility. A suggestion was made to have all buildings inspected for leaks.

Action Item: Alliance will be asked to inspect the piping in all units and provide a cost estimate to address the pipe corrosion in A103.

D. Routine Jetting of Buildings A and B Main Lines as Preventative Maintenance

Ace Sewer and Drain submitted a bid of \$135 per pipe for eight pipes (\$1,100 total).

Motion: Suzanne Grandchamp moved to approve annual jetting of the sewer lines. Danette Peterson seconded and the motion carried.

E. Building B Tank Replacement

There was a leak from one of the tanks. Alliance Plumbing believes it is a slow leak and submitted a bid of \$5,400 to replace the tank. Eric Nicholds said the tank can be isolated but one tank may not provide adequate hot water for the entire building. The tank is not currently leaking.

Motion: Brian Waring moved to continue to check the tank rather than replace it. Danette Peterson seconded and the motion carried.

F. Peeling Paint Issues

Allman Painting presented three options: touch-up, a full repainting in three to five years or a combination of the first two with annual inspection, some touch-up on a yearly basis and full repainting in three to five years. The cost of the last full repainting in 2017 was

\$57,000. The estimated cost for annual touch-up is \$3,000 - \$5,000. After discussion, the Board agreed to postpone touch-up painting until spring and to consider options for other siding materials.

G. Aspen Tree on South Side of Building B

The tree is dying and per Buffalo Metro District, must be removed.

Action Item: Management will ask Alpine Tree Service to evaluate the condition of the tree.

H. Securing Outside Contractor/Vendor Services (Fire Extinguisher & Chimney Box Inspections and Snow Plowing & Shoveling)

The third floor unit balconies need to be shoveled as preventative maintenance and the owners will need to provide access.

Action Item: The Board will meet with management, review the vendor contracts and discuss renewal or putting the services out to bid.

I. Enforcement of Rules

Discussion of this agenda item was tabled.

J. Establish Governing Documents Review/Update Committee

The existing governing documents are outdated. Jean Hammes suggested Alex Renner and Suzanne Grandchamp chair a subcommittee to take on this task with completion prior to the next Annual Meeting in May 2021. Gary Reuters, Wayne Taff and Marc White volunteered to serve on the committee.

Action Item: Jean Hammes will forward the attorney proposal.

K. Selection Process Association Managing Agent

Action Item: The Board will develop a proposal package to solicit management company bids.

L. County Slash Pick-Up

The County will pick up slash August 24th – 28th.

M. Community Garage Sale

The Board will monitor the possibility of hosting a group garage sale in August, depending on group size restrictions.

VIII. SET NEXT MEETING DATE

The next Board Meeting will be scheduled in about one month at 5:30 p.m.

IX. ADJOURNMENT

Motion: Suzanne Grandchamp moved to adjourn at 7:50 p.m. Tara Taylor seconded and the motion carried.

Mountain Country Condominiums at Lake Dillon, Inc.

Board of Directors Meeting

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Approved By: _____

Board Member Signature

Date: _____