

MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.
ANNUAL HOMEOWNERS MEETING
May 7, 2022

I. CALL TO ORDER

The meeting was called to order by Alex Renner at 9:04 a.m. via videoconference.

Board members participating were:

Alex Renner, President, B303

Teala Vander Maazen, Director, A302

Owners participating were:

Whitney Hall, A104

Gary & Barbara Reuter, A201

Susan Faje, A204

Bill Cox, A303

Tara Taylor, B102

Gary Hinrichs, B103

Billy & Val Crangle, B104

Sarah Butterworth & Mark Readle, B204

Earl Taff, B301

Cary Hiltgen, B301

Representing Basic Property Management were Gary Nicholds, Eric Nicholds, Jason Blarjeske and Patti Vande Zande. Attorney Lindsay Smith and prior owner Jean Hammes were guests at the meeting. Erika Krainz of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE OF MEETING/QUORUM

Notice of the meeting was sent and a quorum was confirmed.

III. APPROVAL OF LAST ANNUAL MEETING MINUTES

Motion: Billy Crangle moved to approve the May 1, 2021 Annual Meeting minutes as presented. Alex Renner seconded and the motion carried.

Approval of the May Special Board Meeting minutes will be done at the next Board Meeting.

IV. MANAGING AGENT REPORT

Eric Nicholds reviewed the following projects:

1. There have been ongoing issues with trash being left outside the units. Owners are reminded to put all trash in the dumpster to prevent attracting wildlife.
2. There have been some noise complaints. Quiet hours are 9:00 p.m. – 8:00 a.m.
Action Item: The Board will define allowed activities during quiet hours.
3. One car was towed from the lot. The car was never claimed.
4. There will be new owners in B103 in June. There are new owners in A301 and B204.
5. The chimney chase in Building A was repaired.
6. The chimneys were swept in the fall.
7. Building B carports were repaired.
8. Crack sealed and seal coated the parking lot in the fall.
9. R&H did maintenance on the boiler. They are waiting for a heat exchanger for Building B.
10. State boiler inspections were completed and all deficiencies were addressed.
11. The fire extinguishers were inspected last month.
12. There was a leak in the Building B laundry room.
13. Some of the lighting fixtures in the parking lot were replaced. The lights by Building B are on photocells and turn on earlier than Building A.

14. The backflows were tested in March.

V. BOARD REPORT

Alex Renner said the big item this year was the boilers. Bids were obtained from several vendors, a working group was formed and they selected R&H. Building A was completely repaired and the heating system is working well. It will only need preventative maintenance this year. There have been a few replacements of parts in Building B. The domestic heat exchanger is leaking and will be replaced at a cost of \$9,000 once the part on order is received. There was \$20,000 budgeted for the repairs last year but the actual cost will be about double that amount. The work included cleaning, flushing and refilling of the systems. There will be a complete maintenance of the Building B system this year.

Completed projects included replacement of the chimney caps, Building A leak repairs and a roof inspection.

Gary Reuter commented that 600 – 800 pounds of ice slid off the Building A roof. It damaged the gutters and heat tape. Eric Nicholds will obtain a proposal to repair the damaged sections.

VI. FINANCIALS

Alex Renner reviewed the significant changes to the 2022/2023 Budget as compared to last year.

1. Operating Dues – 6.9% increase.
2. Legal/Professional – lowered from \$8,900 to \$2,000 since the governing document review has been completed.
3. Management Fee – increased from \$13,390 to \$14,729.
4. Insurance – increased from \$9,000 to \$9,900.
5. Water & Sewer – increased 3% per BMMD rates.
6. Trash Removal – increased from \$2,000 to \$2,250.
7. Natural Gas – increased from \$13,000 to \$17,500 based on higher gas rates.
8. Cable & Internet – 5% increase per the contract. The Board will try to renegotiate the rate.
9. Op. Heating & Plumbing – decreased from \$10,000 to \$5,000 since Building B will not require preventative maintenance after the repairs are completed.
10. Repair & Maintenance – reduced from \$9,461 to \$2,000.

Reserve projects on the schedule include \$20,482 for boiler repair, \$71,460 for painting (pushed forward to next year) and \$7,635 for galvanized metal (pushed forward to next year).

An owner/Board working committee should be formed to review the options for the Reserve projects. Bill Cox volunteered to serve on this committee.

There is a \$21,000 proposed Special Assessment to pay for the Building B boiler. The Reserve contribution is budgeted for \$51,249 (a 3% increase). The Special Assessment will be levied in July. The budget will be sent out to the owners in advance of a meeting for ratification in the next few weeks.

There was general discussion about the building issues, including the boilers and roof leaks, and a suggestion to hire an engineer to review the building schematics and provide an opinion. Alex Renner said there are no schematic drawings from the original construction in the 1970's. Whitney Hall offered to have schematic drawings drafted at no cost.

VII. OLD BUSINESS

There was no old business.

VIII. OTHER MATTERS

Owner comments and questions addressed the following topics:

1. Gary Reuter commented that it takes about five minutes to get hot water in the kitchen faucet. The bathroom hot water feed is fine.
2. Val Crangle requested addition of some insulation to prevent freezing of the water in her toilet bowl.
3. Gary Reuter reiterated his request for owner notification of Board Meetings. Gary Nicholds will follow up on sending blast emails and posting notice on the website.

IX. NEW BUSINESS

A. Amended and Restated Declarations and Bylaws of the Association

Lindsay Smith said the governing documents are original and need updating. The references to the developer should be removed, the insurance provisions need to be clarified and the termination clause needs to be modernized. The Bylaws also need to be updated for compliance with current law. She has templates that she will use to create new documents. The revised documents will be sent to all owners and a meeting will be scheduled for review.

X. ELECTION OF BOARD OF DIRECTORS

There were three Board seats up for election. Alex Renner and Zack Friedenber were standing for reelection, Billy Crangle was appointed to fill the remainder of Jean Hamme’s term when she sold her unit and resigned and there was one open seat. There were no other nominations from the floor.

Motion: Billy Crangle moved to elect Alex Renner and Zack Friedenber by acclamation. Teala Vander Maazen seconded and the motion carried.

XI. SET NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, May 6, 2023 at 9:00 a.m.

XII. ADJOURNMENT

Motion: Alex Renner moved to adjourn at 10:37 a.m. Whitney Hall seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____