

MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.
BOARD OF DIRECTORS MEETING
June 22, 2022

I. CALL TO ORDER

The meeting was called to order at 5:12 p.m. via Zoom.

Board members participating were:

Alex Renner

Billy Crangle

Zach Friedenber

Teala Vander Maazen (joined at 5:30 p.m.)

Owners John Reich (A103) and Whitney Hall (A104) were guests 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. PROOF OF NOTICE

Notice of the meeting was sent.

III. APPROVAL OF PREVIOUS MEETING MINUTES

The May 7, 2022 Board Meeting minutes will be approved by email.

IV. OLD BUSINESS

A. Boilers

Alex Renner said the Building A hot water, vendor options for heat exchangers and establishment of an annual maintenance schedule should be addressed. The hot water in Building A is slow to reach the kitchens. Eric Nicholds believes it could be related to low occupancy on the upper and lower floors. R&H should be asked for input. Eric Nicholds said R&H is a good contractor but their Summit County representative quit and they are now based out of Eagle. Billy Crangle and Zach Friedenber indicated their willingness to join the group working on the boiler issues.

Action Item: BPM will send a communication to solicit owners who would be willing to work on a Boiler Committee to address boiler maintenance and selection of a boiler maintenance vendor.

Action Item: Eric Nicholds will contact R&H to discuss the status of the heat exchanger, what they can support going forward and provide an update to the Board.

B. Exterior WG and That Formation

This agenda item was not discussed.

V. NEW BUSINESS

A. Town Hall Meeting

A Town Hall Meeting for the Declaration changes will be held on July 7, 2022 at 6:00 p.m. via Zoom. Information was sent to the Board by the attorney last week.

B. Insulation Request

Billy Crangle said there is no insulation in his north facing bathroom wall and the pipes frequently freeze in winter.

Action Item: Eric Nicholds will ask the insulation contractor Division 7 to look at the north facing bathroom wall in Billy Crangle's unit.

C. Building B Deck Floor Issues

Eric Nicholds will have two concrete vendors look at the deck issues and provide recommendations for repairs. It was noted that one deck was damaged by an owner during renovation of a unit and the owner should be charged for the repairs.

D. Define Allowed Activities During Quiet Hours

The quiet hours are 9:00 p.m. – 8:00 a.m. There was a request at the Annual Meeting for the Board to define the activities allowed during this timeframe. Gary Nicholds recommended sending a friendly reminder to owners about being a courteous neighbor.

Action Item: Gary Nicholds will draft a notice for Board review.

VI. DISCUSS BOARD MEMBERSHIP AND POSITIONS

Motion: Teala Vander Maazen moved to elect Alex Renner as President. Billy Crangle as Vice President and Zach Friedenberg as Secretary/Treasurer. Zach Friedenberg seconded and the motion carried.

VII. OWNER FORUM

John Reich asked what the average dues were for similar properties in Wilderrest and if there has been owner feedback about the dues increases. Gary Nicholds said dues vary significantly but he will try to provide an average. John felt there should be strong cost controls.

VIII. SET NEXT MEETING DATE

The next Board Meeting was scheduled for September 21, 2022 at 5:00 p.m.

IX. ADJOURNMENT

Motion: Alex Renner moved to adjourn at 6:09 p.m. Teala Vander Maazen seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____