

MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.
BOARD OF DIRECTORS MEETING
November 14, 2022

I. CALL TO ORDER

The meeting was called to order at 4:36 p.m. via Zoom.

Board members participating were:

Alex Renner, President

Billy Crangle, Vice President

Zack Friedenber, Secretary/Treasurer

Teala Vander Maazen, Member

Owners participating were William Cox, Gary Reuter and Wayne Taff.

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

II. PROOF OF NOTICE

Notice of the meeting was sent.

III. APPROVAL OF PREVIOUS MEETING MINUTES

The June 22, 2022 Board Meeting minutes were approved as presented.

IV. OLD BUSINESS

A. Amended and Restated Declaration

The amended Declaration was approved by an owner vote.

B. Previous Minutes

Action Item: Gary Nicholds will check on the status of the action items from the previous minutes.

C. Quiet Hours

Wayne Taff asked about permitted activities after hours. Gary Nicholds said it is difficult to regulate things such as loud music or vacuuming. Owners are asked to be considerate of their neighbors.

V. NEW BUSINESS

A. Property Management Report

1. The chimneys were swept in September.
2. The fire inspections were completed in May
3. The exterior light bulbs were checked and replaced as needed. There are some broken light fixtures that will be swapped out.
4. E&A is doing the shoveling and plowing this winter. They were on site today.
5. R&H has completed the flushing of Building B last week. There is a fan speed error on one of the hot water boilers. Eric Nicholds has been resetting it. The contractor will be on site to make repairs tomorrow.

Gary Reuter said the hot water is now functioning properly in Building A after three years of problems.

Action Item: Eric Nicholds will ask the contractor if they did any work in Building A.

B. Building A Boilers

The boilers were flushed last year and preventative maintenance will be scheduled. Eric Nicholds did not think there was any additional work to be done. The repairs made last year were within the budget. The invoice has not yet been received for the flushing of Building B.

C. Responsible Governance Policies

Gary Nicholds sent the three required policies to the Board in the fall. They need to be signed by Alex Renner and Teala Vander Maazen so they can be posted on the website. It is expected there will be revisions to some of the new legislation next year.

Action Item: Gary Nicholds will re-send the policies to the Board.

D. Financial Report

As of September 30, 2022, the Association had Operating Cash of \$70,991 and Reserve Cash of \$64,671 for a total of \$135,662. For the first quarter, there was an Operating surplus of \$7,219, a Reserve surplus of \$33,939 and total surplus of \$41,158.

VI. OWNER FORUM

There was no additional discussion.

VII. SET NEXT MEETING DATE

The next Board Meeting was scheduled for Tuesday, February 7, 2023 at 4:30 p.m.

VIII. ADJOURNMENT

The meeting was adjourned at 5:04 p.m.

Approved By: _____
Board Member Signature

Date: _____