

MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.
BOARD OF DIRECTORS MEETING
February 7, 2023

I. CALL TO ORDER

The meeting was called to order at 4:30 p.m. via Zoom.

Board members participating were:

Alex Renner, President

Billy Crangle, Vice President

Zack Friedenber, Secretary/Treasurer

Owners participating were Gary Reuter (A201), Whitney Hall (A104), and John Reich (A103).

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Jason Blarjeske. Lauren Hitchell 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

Motion: Billy Crangle moved to approve the November 14, 2022 Board Meeting minutes as presented. Zack Friedenberg seconded and the motion carried.

IV. FINANCIALS

Gary Nicholds shared the following financials ending December 31, 2022:

The Balance Sheet reflected the Operating Cash was \$66,143, Reserve Cash was \$64,712, and Total Cash was \$130,854.

The Profit and Loss statement reflected an Operating Cash deficit of \$13,435, a Reserve surplus of \$30,588 and an overall surplus of \$17,153.

Motion: Alex Renner moved to approve the financials as presented. Billy Crangle seconded and the motion carried.

V. OLD BUSINESS

A. Building B Boiler

On New Year's Eve, Building B lost heat in the upper units. Eric Nicholds believed it was an airlock in the member boiler or a failing heat exchanger. RNH did a flush as well as put in ports, but told Eric Nicholds the leader boiler would not be very effective. The problem was not resolved and Eric Nicholds called RNH. He was guided via telephone instructions to adjust multiple things. Afterwards, he called Alliance Plumbing and Heating and they were able to switch around pumps and have them run continuously. The boilers were working fine until recently when loud banging noises occurred when the boiler switched from heating hot water to heating the units. It could be an issue with the check valve. Chris from RNH shared that a new member boiler is in stock and can be switched out fairly quickly. Eric Nicholds believed the heat exchanger is under warranty but he is very

doubtful that a replacement can be obtained under that warranty coverage. Alex Renner proposed that a plumber come back to diagnose the hammering noise and look at the system to propose a schedule and plan for replacing the boiler. Gary Reuter recommended that a higher level technician from RNH or the same technician should be evaluating the boiler each time.

Action Item: Eric Nicholds will contact James from RNH to confirm if the member boiler is in stock and the timeline for installation as well as to diagnose the hammering noise.

VI. NEW BUSINESS

There was no new business discussed.

VII. OPEN FORUM / OWNER COMMENTS

Gary Reuter asked if the broken fixture in the stairwell has been fixed.

Action Item: Eric Nicholds will replace the broken fixture.

Gary Reuter said there is ice that is two feet thick on the east end roof above the bays.

Action Item: Eric Nicholds will hire a company to inspect and remove the ice.

Gary Reuter reported the parking bays in front of his door are being used as storage of unsightly items. Gary Nicholds advised revisiting the Rules and Regulations for clarification of what can be stored.

Action Item: Alex Renner, Billy Crangle, and Zack Friedenbergl will discuss this matter offline.

Gary Reuter asked that Basic Property Management send out the contact information for all the Board members.

Gary Reuter asked the Board to review Section 4.4 in the new Declarations, which might state renting is not allowed.

VIII. NEXT MEETING DATE

The next Board Meeting was scheduled for Tuesday, April 4, 2023 at 4:30 p.m. The next Annual Meeting is scheduled for May 6, 2023 at 9:00 a.m.

IX. ADJOURNMENT

The meeting was adjourned at 5:15 p.m.

Approved By: _____
Board Member Signature

Date: _____