

**MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 4, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 4:40 p.m. via Zoom.

Board members participating were:

Alex Renner, President

Billy Crangle, Vice President

Zack Friedenber, Secretary/Treasurer

Teala Vander Maazen, Member (joined at 5:00 p.m.)

Owner Gary Reuter (A201) was a guest at the meeting.

Representing Basic Property Management (BPM) were Eric Nicholds, Gary Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**II. PROOF OF NOTICE**

Notice of the meeting was confirmed.

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

**Motion:** Alex Renner moved to approve the February 7, 2023 Board Meeting minutes as presented. Billy Crangle seconded and the motion carried.

**IV. FINANCIALS**

Eric Nicholds reviewed the financials as of December 31, 2022. 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.

Eric Nicholds reported that Patti Vande Zande has retired and has been replaced by Madison Tomson.

**Motion:** Alex Renner moved to approve the financials as presented. Zach Friedenber seconded and the motion carried.

**V. MANAGEMENT REPORT**

Eric Nicholds reviewed completed and pending projects.

1. The B Building boiler has been replaced. There are some minor compliance issues still to be resolved. There has been adequate heat and hot water, except during a recent power outage.

**Action Item:** Eric Nicholds will confirm with Madison Tomson that there is adequate cash to pay the invoice for the boiler.

2. There was a nine-hour power failure a week ago Friday. It caused some issues in stack 4 of B Building. It was an extremely cold night and some pipes froze and burst. Repairs were completed. There are some drywall repairs needed in the garage that will be done next month.
3. Ice accumulations were removed in front of A and B Buildings.
4. The Declarations Section 4.4 addresses rental issues. Alex Renner said the Board discussed this concern over one month ago and addressed it in an email.
5. Several light fixtures were repaired in A Building. Eric Nicholds is still working on replacing a few in B Building.

## VI. OLD BUSINESS

- A. *Building B Boiler*  
This agenda item was addressed during the Management Report.

## VII. NEW BUSINESS

- A. *2023/2024 Budget*  
Alex Renner commented that the Board needs to approve the budget so it can be sent with the meeting packet and ratified at the Annual Meeting.  
**Action Item:** The Board will meet in the next two weeks to review and approve the budget.
- B. *Window Washing*  
Alex Renner noted that the exterior windows need to be cleaned. This expense should be included in the next budget.  
**Action Item:** Eric Nicholds will solicit bids for window washing.
- C. *Property Walk*  
**Action Item:** Billy Crangle and other available Board members will walk the property with BPM in the spring to identify projects.

## VIII. OPEN FORUM / OWNER COMMENTS

Gary Reuter had the following comments and questions:

1. He thought there was a CCIOA requirement to send the financials and budget to owners at least 30 days prior to the Annual Meeting. Gary Nicholds clarified that BPM sends out the Annual Meeting packet no less than 10 and no more than 50 days prior to the meeting. He confirmed that the Bylaws do not specify any advance requirement. Alex Renner requested the meeting materials be sent at least two weeks in advance.  
**Action Item:** Gary Nicholds will confirm the CCIOA advance notice requirements for sending the budget and financials and will email his findings to the Board.
2. He requested that the Annual Meeting be held live instead of via Zoom. Gary Nicholds said many owners prefer a hybrid format. Owners can attend in person at the BPM Office if preferred, and out of town owners can participate virtually. There is generally more owner participation when there is a Zoom option.
3. He asked about the language in the new Declarations Section 4.4, which appears to prohibit rentals. Billy Crangle said that section only addresses a prohibition on

using the unit as a business, such as a day care. The Board reviewed the language did not identify any restriction on unit rental. Absent a specific request, the Board did not feel this matter warranted a legal opinion.

4. He said there are still materials from the remodel of Unit 202 stored in the parking bay.

**Action Item:** BPM will send a reminder to the unit owner about cleaning up the area and will pick up any trash.

**IX. NEXT MEETING DATE**

The Annual Meeting is scheduled for May 6, 2023 at 9:00 a.m. but will be moved if necessary to comply with CCIOA notice requirements for distribution of the budget and financials.

**X. ADJOURNMENT**

**Motion:** Billy Crangle moved to adjourn at 5:25 p.m. Zack Friedenberg seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_