

MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.
BOARD OF DIRECTORS MEETING
July 13, 2023

I. CALL TO ORDER

The meeting was called to order at 4:03 p.m. via Zoom.

Board members participating were:

Alex Renner, President

Billy Crangle, Vice President

Zack Friedenber, Secretary/Treasurer

Teala Vander Maazen, Member

Sarah Butterworth, Member

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

Representing Basic Property Management (BPM) were Gary Nicholds and Eric Nicholds. 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: Billy Crangle moved to approve the April 4, 2023 Board Meeting minutes as presented. Sarah Butterworth seconded and the motion carried.

IV. FINANCIALS

Gary Nicholds reviewed the financials as of June 30, 2023. Operating Cash was \$25,322, Reserve Cash was \$64,792 and Total Cash was \$90,114. The Profit and Loss statement reflected an Operating deficit of \$24,942 due to overages for boiler work (\$14,400) and Snow Removal (\$14,800), a Reserve surplus of \$21,149 and an overall deficit of \$3,793.

V. MANAGEMENT REPORT

Eric Nicholds reviewed completed and pending projects.

1. He will meet with R&H on Tuesday to talk about the flue issue.

Action Item: Eric Nicholds will confirm they have preventative maintenance for A Building on their schedule.

2. There was discussion about trimming the grass around the property. A bid of \$595 was received from Great Pines Landscaping. The Board authorized this work and will consider a second trimming at the end of August depending on the amount of growth.

3. A bid of \$1,675 was received from TSH Tree service to remove two large trees. The bid from Alpine Tree Service was about \$1,100.

Motion: Billy Crangle moved to approve the Alpine Tree Service bid. Zack Friedenber seconded and the motion carried.

VI. OLD BUSINESS

A. Chimney Cleaning

The Board previously agreed that chimney sweeping should be done annually.

B. Reserve Committee

A Board member is needed to lead the Reserve Committee to discuss the long range projects such as paving and painting. Billy Crangle has a list of items that need attention around the property, including siding repairs. Eric Nicholds said the contractor who will be doing the flue work should be able to handle some of the repairs. Gary Nicholds volunteered to help the Board with updating the Reserve Study.

Action Item: Alex Renner will forward the current Reserve Study to all Board members for review.

VII. NEW BUSINESS

A. Board Emails

Alex Renner asked if Board members emails can be provided. Eric Nicholds can have the webmaster create emails.

Action Item: Gary Nicholds will determine the cost and inform the Board.

B. B103 Deck Repairs

Alex Renner asked how the deck repairs were handled. Billy Crangle said the deck was hit by the roll-off after the unit was gutted. The unit owners at that time were told they were responsible for the repairs but they never completed them before they sold the unit. The new owners are now responsible for the expense.

Action Item: Eric Nicholds will request a bid for repairs from the contractor who will be working on the flue.

C. Window Washing

Action Item: Eric Nicholds will request a bid for exterior window washing.

VIII. OPEN FORUM / OWNER COMMENTS

There was no further discussion.

IX. NEXT MEETING DATE

The next Board Meeting was scheduled for Friday, September 29, 2023 at 1:00 p.m.

X. ADJOURNMENT

Motion: Alex Renner moved to adjourn at 4:50 p.m. The motion was seconded and carried.

Approved By: _____

Board Member Signature

Date: _____