

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.**  
**ANNUAL HOMEOWNERS MEETING**  
**May 6, 2023**

**I. CALL TO ORDER**

The meeting was called to order by Alex Renner at 9:05 a.m. via videoconference.

Board members participating were:

Alex Renner, President, B303

Billy Crangle, Vice President, B104

Zack Friedenberg, Secretary/Treasurer, B304

Owners participating were:

John Reich, A103

Gary & Barbara Reuter, A201

William Cox, A303

Zack Taylor, B102

Sarah Butterworth & Mark Readle, B204      Steve Coronado, B301

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

**II. PROOF OF NOTICE OF MEETING/QUORUM**

Notice of the meeting was sent and a quorum was confirmed.

**III. APPROVAL OF LAST ANNUAL MEETING MINUTES**

**Motion:** Billy Crangle moved to approve the May 7, 2022 Annual Meeting minutes as presented. Alex Renner seconded and the motion carried.

**IV. BOARD REPORT**

There was no Board report.

**V. MANAGING AGENT REPORT**

R&H did a lot of work on the B Building boilers. There was a delay receiving the heat exchanger due to supply chain issues. R&H serviced the buildings in both buildings including basic cleaning and a total flush in November. In December, there were problems with the upper units and the system had to be purged. There are two boilers in B Building, the leader and the member. The leader heats the hot water and the member heats the units. The member boiler failed in December and had to be replaced. R&H could not determine how to make the leader heat the hot water and the units. Alliance switched figured out how to use the leader boiler for both tasks. There was a power failure the third week of March resulting in freezing of some end units in the B Building. Alliance repaired the leaks.

Some lights need to be fixed. The hallway lights were installed several years ago and they tend to get hit by skis. There are fixtures kept in inventory.

BPM walked the property a few weeks ago and identified some projects for the summer. Snow removal costs were high due to fuel costs and wages. Eric Nicholds is obtaining snow removal bids for next winter.

Alex Renner noted that during the replacement of the heat exchanger, a faulty valve was identified that was not very expensive to replace. It has resolved the excessive pressure in the system in B Building. Preventative maintenance will be done annually at a cost of \$2,000 - \$3,000 per building.

## VI. FINANCIALS

Gary Nicholds reported that as of March 31, 2023, there was \$49,307 in Operating and \$64,751 in Reserves for total cash of \$114,059. For the first quarter, there was an Operating deficit of \$23,003, a Reserve surplus of \$25,752 and a combined surplus of \$2,749.

**Motion:** Alex Renner moved to approve the financial report. Zack Friedenberg seconded and the motion carried.

Zack Friedenberg reviewed the significant changes to the 2023/2024 Budget as compared to last year.

1. Operating Dues – 5.5% increase.
2. Reserve Transfer – increased 3% from \$51,249 to \$52,786.
3. Legal/Professional – decreased from \$2,000 to \$600.
4. Management Fee – increased from \$14,729 to \$15,729.
5. Insurance – increased from \$9,900 to \$10,890.
6. Water & Sewer – increased 3% per BMMD rates.
7. Trash Removal – decreased from \$2,250 to \$2,100.
8. Natural Gas – \$17,500, same as last year.
9. Cable & Internet – 5% increase per the contract.
10. General Building Maintenance – decreased from \$5,500 to \$5,200 based on the five-year average.
11. Snow Removal – increased from \$12,000 to \$18,000.
12. Grounds & Parking Maintenance – decreased from \$3,000 to \$1,000 based on past actuals.
13. Chimney Inspections/Cleaning – increased from \$1,250 to \$1,400.

**Action Item:** William Cox will follow up with the next Board regarding the recommended frequency for chimney cleaning.

The Reserve Study is outdated and prices have increased significantly due to inflation. There was discussion about forming a Reserve Committee. William Cox and Gary Reuter volunteered to serve on the Reserve Committee.

**Motion:** Alex Renner moved to ratify the 2023/2024 Budget. William Cox seconded and the motion carried.

## VII. OLD BUSINESS

There was no old business.

**VIII. NEW BUSINESS**

*A. Weed Trimming*

Billy Crangle suggested having the weeds trimmed a couple of times during the summer. They are an eyesore and a fire hazard. It was noted that there are two large trees near the buildings that should be removed.

**Action Item:** The Board will discuss twice annual weed trimming and the tree removal.

**Action Item:** BPM will obtain bids for the weed trimming.

**Action Item:** Billy Crangle will obtain bids for tree removal.

*B. Owner Communication*

Gary Reuter suggested that the Board send more frequent communication to owners regarding incidents and projects, possibly in a newsletter.

**IX. ELECTION OF BOARD OF DIRECTORS**

The terms of Billy Crangle and Teala Vander Maazen expired. Billy Crangle was standing for reelection, Teala Vander Maazen was not in attendance at the meeting and there was one open seat. Sarah Butterworth self-nominated.

**Motion:** Gary Reuter moved to elect Billy Crangle and Sarah Butterworth by acclamation for two year terms. Alex Renner seconded and the motion carried.

**X. OWNER EDUCATION**

Owners are encouraged to sign up for Summit Alerts to receive information about road closures and other emergencies at [summitcountyco.org](http://summitcountyco.org).

**XI. SET NEXT MEETING DATE**

The next Annual Meeting will be held on Saturday, May 4, 2024 at 9:00 a.m.

**XII. ADJOURNMENT**

**Motion:** Billy Crangle moved to adjourn at 10:32 a.m. Zack Taylor seconded and the motion carried.

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

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



**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: \_\_\_\_\_

**MOUNTAIN COUNTRY CONDOMINIUMS AT LAKE DILLON, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 3, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 8:34 a.m. via Zoom.

Board members participating were:

Alex Renner, President

Billy Crangle, Vice President

Teala Vander Maazen, Member

Sarah Butterworth, Member

Owners Barb Reuter (A201), Cary Hiltgen (B301) and Tara Taylor (B102) were guests at the meeting.

Representing Basic Property Management (BPM) were Eric Nicholds, Jason Blarjeske and Madison Tomson. 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 July 13, 2023 Board Meeting minutes as presented. Alex Renner seconded and the motion carried.

**IV. FINANCIALS**

Madison Tomson reviewed the financials as of September 30, 2023. Operating Cash was \$14,600, Reserve Cash was \$86,400 and Total Cash was \$101,000. The Profit and Loss statement reflected an Operating deficit of \$3,100, a Reserve surplus of \$8,100 due to stair and deck repairs and an overall surplus of \$5,000.

**Motion:** Alex Renner moved to accept the financials as presented. Sarah Butterworth seconded and the motion carried.

**V. OLD BUSINESS**

*A. Building B Boiler*

A new boiler was installed in Building B. After installation, the County required rebuilding of a flue on the outside of the existing chimney. R&H constructed it and it was approved by the County. The next step will be for Buck Construction to encase it to look like a chimney chase, which should start next week. They will secure loose siding and trim. Painting the chase may have to be postponed until spring.

There were a few hot water and low pressure issues in the past few weeks. Alliance Plumbing and Heater adjusted the boilers. They are now working fine. Tara Tylor commented that the situation has been improved but there are still temperature

fluctuations in the water in her unit, with only hot or only cold water at various times. She will monitor and create a log of the dates/times of the fluctuations.

Alex Renner said she heard a “waterfall” noise in the pipes when she turned on the heat in October.

**Action Item:** Alex Renner will work with Eric Nicholds to resolve this issue.

Alex Renner said the hot water in her shower is scalding for the first few minutes and then adjusts to a normal temperature. She believes there is a problem with the mixing valve downstairs. It can be repaired at a cost of about \$6,000 but it is not budgeted. She has not experienced issues with a lack of hot water.

Eric Nicholds said one of the boilers provides the domestic hot water and the second provides the water for the heating system. If there is any type of fault in the domestic hot water boiler, the boiler shuts down, which results in a lack of hot water. In Building A, the hot water issues were resolved by replacing mixing valves.

*B. Building A Boiler Room Preventative Maintenance*

Eric Nicholds has contacted R&H about preventative maintenance for the Building A boiler room. R&H wants to have a service contract in place. Alex Renner felt this was appropriate, but wanted to make sure there was not an exclusivity clause.

**Action Item:** Eric Nicholds will ask R&H to provide a contract for Board review.

*C. Status of Reserve Study*

Painting and siding the building are the highest priority.

Barb Reuter said Gary Reuter had volunteered to serve on a Reserve Study Committee at the Annual Meeting.

**Action Item:** Eric Nicholds will determine which owners volunteered and will forward them a list of Reserve Study vendors.

## VI. MANAGEMENT REPORT

Eric Nicholds reviewed completed and pending projects.

1. The garage ceilings in Building B and decks have been repaired.
2. BPM removed all nails/screws from the carports that had been left behind.
3. The steps behind Building B have been replaced. A bid for the railings was forwarded to the Board.
5. Valley Chimney Sweeps will be on site next week to inspect the chimneys.
6. The annual backflow inspections have been completed.
7. Pye Barker has been hired to do the annual fire extinguisher inspections.
8. The Buffalo Mountain Metro District inspected all Wildernest properties and tagged 67 trees on Mountain Country property that need to be removed by May 31, 2024. Billy Crangle commented that some of the trees are saplings or are not on Association property.

**Action Item:** Eric Nicholds will get bids for tree removal from Alpine Tree and TSH.

9. Richard Garcia with PC Support can create a Board specific email for Association business at no cost.

**Motion:** Billy Crangle moved to have a Board email created. Sarah Butterworth seconded and the motion carried.

## VII. NEW BUSINESS

A. *Building A Deck Repairs*

The Building A deck needs to be replaced. An estimate with several options was submitted to the Board. Billy Crangle felt the railing should be a priority. He suggested tabling the deck replacement until at least next year since it will be a large expense. The Board will vote on the railing by email.

B. *Update Rules & Regulations*

Discussion of this agenda item was tabled due to time constraints.

C. *Railings on Back Stairwell Behind Building B*

There was not a railing originally but there may now be a code compliance issue. The bid that was received was very high.

**Action Item:** Tara Taylor will ask her husband to check the code and provide a bid.

D. *Back Parking Lot Solutions for Larger RV Storage*

Discussion of this agenda item was tabled due to time constraints.

## VIII. OPEN FORUM / OWNER COMMENTS

1. Tara Taylor suggested the addition of speed limit signs in the parking lot.

**Motion:** Alex Renner moved to install a 5 mph speed limit sign at the entrance. Billy Crangle seconded and the motion carried.

2. Tara Taylor said there is new siding material available that never needs to be painted. She will ask her husband to do some research.

## IX. SET NEXT MEETING DATE

The next Board Meeting was scheduled for January 19, 2024 at 3:00 p.m.

## X. ADJOURNMENT

**Motion:** Alex Renner moved to adjourn at 10:04 a.m. Billy Crangle seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

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