

**SUMMIT YACHT CLUB CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
September 22, 2018**

TOWN OF DILLON UPDATE

Town of Dillon Mayor Pro-Tem Mark Nickle and Town Manager Tom Acre provided an update.

Mark Nickle noted this past summer's successful amphitheater season with a number of both free and paid concerts. Mark also noted that University of Colorado students conducted a Studio Study for the town to bring insight on developing plans to include redesign of town core and town park. Dillon Farmers Market will be in same location on lodgepole street for the 2019 Summer Season with plans to relocate to original Buffalo location in 2020 Summer. Buffalo street new parking plans underway to separate Farmers Market and residential traffic flow.

Dillon sales tax was up 12.6% year to date.

Projects within the Town of Dillon approved are three new condo developments and a hotel. Approved 80-unit condo complex of which 25% must be work force housing. Work Force Housing still lacking. Homewood Suites, long stay, hotel has been approved with desired location at the corner on gas station lot. Adriano's will be replaced with a housing development with a large restaurant on the main level. Christy Sports new store construction has commenced with plans to open December 2018. An additional possible development under discussion is a surgical center along with housing near the movie theatre.

Summit Yacht Club Owners stated the following concerns/ questions:

-Trees on Town of Dillon property are blocking the view to the lake; Mark stated that he would look into this.

-Request was made to put in a shelter or at least a bench at the LaBonte bus stop. Tom Acre noted that he would look into this.

-Inquiry was made with regard to the addition of a dedicated pickle ball court in town park; Tom noted that this is still in the plan, either in phase 2 or phase 3.

Mark and Tom were thanked for coming.

I. CALL TO ORDER

President J.C. Cox called the meeting was called to order at 10:25 a.m.

J.C Welcomed everyone to the meeting. JC thanked Doc for his many years of service on the Board of Directors. J.C. also thanked Summit Resort Group for their service this past year.

Kate Westhuis also thanked the Owners for coming to the meeting and being a part of the Community. Kate stated her appreciation on behalf of the Board for the good work completed

by SRG this past year and stated their recognition of the value the Association receives from SRG.

All meeting participants introduced themselves.

Board members present were:

J.C. Cox, President, #7	Jim Margolis, Vice President, #25
Kate Westhuis, Treasurer, #16/48/50/51	Joy Dunphey, Secretary, #27
Deb Kirk, Member, #17	

Owners present were:

Mary Alice Underwood, #4	Ron & Una Von Behren, #5
Butch & Ramputi, #14	Deb Kirk, #17
John McGovern, #32 / #45 / #46	Donna Pearce, Patty Ketchner #34
Joanne Hunt, #39	Anne Deppermann, #40
Doc Hilbrecht, #43	Stephanie Horbatt, #49

Representing Summit Resort Group were Kevin Lovett and Bernie Romero.

II. PROOF OF NOTICE

Notice of the meeting was sent in accordance with the Bylaws.

III. DETERMINATION OF QUORUM

With 20 units represented in person and 4 by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Kate Westhuis made a motion to approve the minutes of the September 23, 2017 Annual Meeting as presented. Doc seconds. Discussion ensued. Ron Von Behren questioned the status of the Management Company review. It was explained that the committee that was established pursued the review in a disorganized fashion. It was noted that there was not a report provided to the Board from the committee. Terms of the Management Agreement were noted to include the fact that we are in the middle of a 3-year term. Ron stated his dissatisfaction with the management fee increase. The Board noted that there have been legal issues with one of the Owners that has increased the administrative time SRG is having to spend on the account and this has created the need for additional funding. Upon call for the question, the motion passed to approve the minutes from the 2017 Annual Owner Meeting.

V. FINANCIAL REPORT

The Financial report was presented as follows.

Year to Date Financials

August 2018 close financials report \$26,465 in Operating and \$8,654 in Reserves.

August 2018 profit and loss reports that August year to date closes 11 % over budget in year to date operating expenses.

It was noted that insurance claims proceeds from a loss have been collected with the distribution of payments against expenses pending. It was explained that these monies (\$11,346) are included in the \$26,465 and contribute to the 11% expense underage to date... Removing the \$11,346 from the operating account results in a remaining operating account balance of \$15,119.

Areas of major expense variance were reviewed and discussed to include:

- 501 Legal and Accounting; It was noted that year to date approximately \$4,000 of legal expenses have occurred. These were the result of Owners pursuing legal actions against the HOA. Owners are reminded and encouraged to follow the Dispute and Resolution policies and to spend their neighbors monies responsibly when pursuing legal actions against the HOA.
- 510 Water; \$1782 over budget year to date due to dry summer and water heater leaks
- 511 Snow removal; \$1764 under budget due to light snow year
- 514 Trash removal; \$2680 under budget due to renegotiating the trash agreement
- 525 Landscaping; \$1130 over budget due to damaged tree removal
- 527 Building exterior maint; \$1766 under budget
- 533 Parking lot sealing; \$2000 under budget

2018-19 Fiscal Budgeting

2018-19 budgeting plans were discussed to include both the operating budget and the reserve budget.

Operating Revenues and Expenses - It was noted that there was no net change to operating expenses projected and thus, no change to operating revenues.

Reserve Revenues and Expenses – Currently, \$20,604 annually is placed into reserves to fund major future expenses. A professional reserve study has been prepared by an engineer as discussed at the 2017 Annual Owner meeting. The full report is on the Summit Yacht Club HOA website. Based on future expense projections, a deficit is projected in out years at the current reserve funding level. The engineering report states that Summit Yacht Club is 2% funded (currently, Summit Yacht Club has \$8,654 in Reserves; the engineering study reports that we should have \$260,000 in Reserves to be fully funded). A “\$10 per air space per month” increase to dues is proposed to help fund the reserve account. Butch Ramputi noted that he would prefer large assessments to an increase in dues. It was noted that the proposed “\$10 per air space per month” increase would not eliminate the need for special assessments in the future but would work to reduce them. Owners with input on funding are encouraged to provide their input to the Board. Upon discussion, Joy Dunphey moved to ratify the 2018-19 Budget to include and increase to dues of \$10 per air space per month with the increased funds being contributed to the reserves; Kate Westhuis seconds and the motion passed.

Summit Yacht Club monthly dues will increase “\$10 per air space per month” beginning November 1, 2018.

VI. MANAGING AGENT’S REPORT

Kevin Lovett thanked the Board for their work and efforts this past year! Site manager Bernie Romero was thanked for his work and received a round of applause.

Kevin Lovett reported on the following:

- A. *Completed Items*; In addition to the routine “day to day” items, the following items have been completed:
- Annual HOA insurance renewal
 - House Rules updated
 - Parking pass system revamp instituted
 - Reserve Study
 - Tree treatments
 - Fireplace chimney cleaning (Fall 2017 completed); the plan for 2018 fireplace inspections was discussed. Many unit Owners have removed their fireplaces entirely and some Owners have changed to gas fireplaces. For 2018, The Association will send a letter to all Owners notifying them of the planned fireplace and chimney inspection and cleaning to be completed in Fall of 2018; each unit that has a fireplace that is cleaned and inspected will be billed the fee. Owners that have not used their fireplace will have the option to “opt out” of the inspection and cleaning and will not be charged. Additionally, Owners that have gas fireplaces will have the option to “opt in” to have a gas fireplace safety check completed.
 - Common area fire extinguishers inspected
 - Vole extermination (ongoing)
 - Exterior touch up painting
 - Railing and deck repairs
 - Stucco Repairs
 - Concrete Caulking
 - New exterior signage re “rules” installed
 - Address number signage and lighting addition
- C. *Future items*; the following items have been identified as future projects to address:
- Parking lot asphalt patching and sealcoating
 - Concrete repairs, caulking and replacement if necessary
 - Continued railing and deck repairs (annual project)
 - Continued painting (continued touch up)
- D. *Administrative*
- The following Administrative items were reviewed to include:
- Unit Boilers/ mechanical – Owners were reminded that they are responsible for maintenance and servicing of their unit mechanicals. The Association will NOT be inspecting unit mechanicals in 2018. Owners are STRONGLY encouraged to replace their boilers if they are original; original boilers are a safety issue.
 - Unit remodels- Owners are reminded that if they are completing remodel work within their unit to ensure that they are pulling a permit for work that requires a permit; a list of items requiring a permit was included in the meeting materials and is posted on the website. Owners are also encouraged to install plumbing water shut off valve in unit if doing plumbing work in mechanical room which requires a water shut off.
 - Parking Reminder – Owners were reminded to display their parking permits and to ensure their renters and guests have permits. Cars parked in front of the dumpster enclosure will be towed. “Up and down” units are permitted 2 parking spaces and 1-bedroom units are permitted 1 parking space.

- No Smoking Reminder – Smoking is prohibited in all common and limited common areas (to include decks, patios and porches!)
- Balcony/Patio Storage Reminder – Owners were reminded not to store items on the balconies. Tables, chairs, gas grills and firewood are permitted. Items are not to be hung on balcony railings.
- H06 Insurance Policy Reminder – Owners were reminded to carry insurance on their units, such as an “HO6” policy. Individual unit owners should carry contents, liability and loss assessment coverage for their units. There is a \$5,000 Association deductible, which can be assessed to an owner if a leak from an element such as the hot water heater or water supply line in the unit causes damage in another unit. Association insurance information is posted on the Summit Yacht Club website.
- Quiet Hours – Owners were reminded to be courteous of their neighbors and mindful that sounds from units carry and too be quiet during quiet hours.
- Pets – Owners were reminded to keep pets on leash, to pick up after their pets and that only owners are permitted to have pets (guests, tenants and renters are not permitted to have pets)
- Trash disposal – The trash dumpster on site is for “regular household trash” only. Furniture, construction (remodel) debris and electronics are not permitted!

E. *Owner Education*

SRG presented an Owner Education piece about Technology and Social Media Security.

VII. OLD BUSINESS

The following Old Business item was discussed:

- A. Exterior lighting on the southwest side of property; Ron Von Behren noted that it was dark on the southwest (Moorings HOA) side of the property. SRG will see that additional lighting is installed.
- B. Right of First Refusal; The Owners discussed the Right of First Refusal (ROFR). It was noted that an Amendment to the Declaration would be needed to remove the requirement for ROFR. An Owner questioned why the ROFR notice was not sent during the foreclosure sale of Unit 51; it was noted that per section 22-1 of the Declarations, under foreclosure, the ROFR does not apply.

VIII. NEW BUSINESS

The following New Business items were discussed:

- A. Smoking Resolution Fine Schedule Amendment; As presented in the Annual Owner Meeting notice, the desire exists to amend the smoking policy to a fixed fine of \$200 for each finable smoking violation (rather than an escalating scale). The resolution amendment was stated in the Annual Owner Meeting notice for discussion at this meeting. Owner offered comments and discussion took place. Upon discussion, Butch Ramputi moved to approve; Ron Von Behren seconds and the motion passed.

B. Trash pickup time; Comments were received that the trash pickup truck comes too early and creates loud noise. Requests were made to have the trash service come later to complete the pick up; SRG will submit this request to the trash company.

C. Block Party/ Owner Picnic; Stephanie Horbatt stated that Summit Yacht Club is a wonderful complex in a wonderful setting in Dillon and that we are all lucky to be in such a wonderful place. Stephanie recommended that the Board investigate holding a block party/ owner picnic one Sunday afternoon so that all of the Owners could get together and get to know each other better and build community. Stephanie noted her desire to be friends with and get along with all neighbors. The Owners supported this gesture and the Board will investigate coordinating a block party/ Owner picnic.

D. Unit Doors; It was noted that many of the unit exterior doors are in need of replacement. Per the Association Governing Documents, Owners are responsible for unit door (and window) replacement. When replaced, the goal is to have a uniform exterior appearance. The Board will investigate unit door replacement options and present them to the Owners; it is possible that a bulk replacement can be organized.

IX. ELECTION OF OFFICERS

The terms of J.C Cox and Deb Kirk expired this year; both were interested in re-running. Joy moved to nominate J.C and Deb; Kate seconds. Anne Deppermann and Joanne Hunt volunteered for the Board. As there were two positions available and four candidates, a vote by secret ballot took place. Per results of the vote, J.C Cox and Deb Kirk were elected to the Board.

X. RATIFY BOARD ACTIONS

Ron Von Behren made a motion to ratify the actions of the Board over the past year. Stephanie Horbatt seconded, and the motion carried.

XI. ADJOURNMENT

The meeting was adjourned at 12:05 pm

Approved By: _____ Date: _____