

SUMMIT YACHT CLUB CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
September 6, 2008
Dillon, Colorado

I. CALL TO ORDER

The meeting was called to order at 9:10 a.m.

Board members present were:

John Vanderpool, President, #8
Diana Nice, Secretary, #15
J.C. Cox, Member, #7

Susan Cunningham, Treasurer, #2/37
Robert Hilbrecht, Member, #43
Joe Haenn, Member, #16

Owners present were:

Ron and Una Von Behren, #5
Deborah Kirk, #17
James Margolis, #25
Peter Schutz, #30
Elizabeth Hermes, #42

Joseph and Beverly Ramputi, #14
Paul Hitzhusen, #18
Frank Corey, #27
Ron Pearce, #34
Kenneth Orlin & Pamela Hale, #50

Seventeen units were represented in person and eleven by proxy and a quorum was reached.

Representing Summit Resort Group were Peter Schutz and Rob Carter. Erika Krainz of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE

Notice of the meeting was sent August 6, 2008 in accordance with the Bylaws. A copy was included in the meeting packet.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes should be amended to reflect that Board member John VanderPool was present.

Ron Pearce made a motion to approve the minutes of the September 8, 2007 Annual Meeting as amended. Frank Corey seconded and the motion carried.

IV. TREASURER'S REPORT

A. Balance Sheet as of August 31, 2008

As of August 31, 2008 the Alpine Bank balance was \$10,519, Accounts Receivable was \$2,154 and Accounts Payable was \$1,235. Total Liabilities and Equity was \$196,778.

B. Proposed Special Assessment

Peter Schutz said there was about \$19,000 left on the line of credit. The balance due to the contractor is \$27,000. There are estimated change orders of \$8,000 and \$5,000 for the holdback for warranty, resulting in a total balance due of \$30,500 to contractor

against \$31,000 in the bank. Peter noted that a year ago the plans did not include the painting project, which was done at cost of \$25,400. There are also three brand new roofs with good long term extended warranties which cost the Association \$82,573. The Board has determined that \$34,000 needs to be raised, equating to \$1,000 for the big units and \$500 for the small units, to be spread over two payments, one in the fall and another in the spring.

There will also be an expense for adding antifreeze to the boilers of \$425 for the small units and \$550 for the big units. This project will be done in November. The antifreeze needs to be added to prevent more insurance claims because the Association has a very high loss history. Elizabeth Hermes noted that the boilers were forty years old and she wondered if there were new more energy efficient boilers available. Peter said a new boiler would be about \$2,800. An owner commented that the heater lines were not the main issue; his bathroom and kitchen lines freeze every year.

Kenneth Orlin asked about the long term cash flow for the Association. Peter Schutz said the next large project will be asphalt replacement in three to five years. There is also the outstanding curb project in front of Building 4. The final phase will be to update the shingle Mansard roof. He is trying to get a bid from a Denver roofer to replace the cedar shingles with asphalt shingles. There are also ongoing concrete issues on the deck side of the building. Peter pointed out that compared to other complexes in Dillon, the dues are still pretty reasonable. The deck project will end up about \$8,000 over budget due to change orders; all change orders were precipitated by requirements from the Building Inspector and the County.

In summary, the owners should anticipate a \$500/airspace assessment spread over two payments, as well as the expense for the antifreeze installation.

Joe Haenn talked about possible fundraising mechanisms for the Association, such as a pancake breakfast or poker night, with the funds split between the firehouse, Association and the event caterer. Kenneth Orlin suggested forming a committee to look at alternative funding and offered to serve on it.

Peter Schutz said the good news was that the capital projects had protected and enhanced the value of the property and there had been a nice price increase. Units coming on the market generally sell in less than one month.

V. MANAGING AGENT'S REPORT

A. Wireless

The password for the Association wireless internet system is "stayatsyc". There are two routers for the property. An owner commented that the signal on the last building was not strong enough. Peter Schutz said another booster could be added. An antenna will need to be placed in a unit in Building 4.

B. House Rules

The House Rules are available in both English and Spanish. Peter Schutz asked owners to help with enforcement of the House Rules. The direct line to the Dillon Police is 468-6078 and Peter encouraged owners to call the police if occupants do not respect the quiet hours. Peter asked owners to provide a paper trail of violations so warnings and fines can be issued to repeat offenders.

C. Parking

There is one parking space per unit. This restriction is not being strictly managed when the lot is not full. When it is full and there are problems, management will enforce towing. Cars need to be moved out of the lot by 10:00 a.m. for plowing. This requirement should be added to the House Rules Short List. Joe Haenn suggested establishing a contract with a towing company. Peter said there is a basic logistical problem of 68 airspaces and only 51 parking spots. An owner suggested establishing an overflow relationship with the Town. Peter said the Town was not very flexible because of snow removal issues. Peter will create numbered parking passes and issue one per unit in October. Rob Carter said he would aggressively enforce the parking restriction in front of the dumpster.

D. Recycling Area

Management sent out notices asking the owners to use common sense in the recycling area and the situation improved, but some users still do not understand the concept and put other garbage in the recycling bins. Peter Schutz asked if the recycling capacity should be increased or eliminated. An owner questioned if the material was really being recycled. Peter said the County has "single stream" recycling so all items can be co-mingled. Peter pointed out that eliminating the recycling would free up one parking spot, and there is recycling available at the Town Hall. In a show of hands, the majority of owners present indicated they would support eliminating it.

E. Pigeons

Owners were asked to contact Rob Carter if they are having a problem with pigeons nesting above their ski lockers so Rob can install a chicken wire barrier. John VanderPool suggested using a piece of fascia instead to improve the appearance. There may be a problem with the birds perching on the railings but once the nesting areas are blocked they may move on.

F. Deck Storage

Bicycles cannot be stored on the decks and additional bike racks will be installed by Buildings 5 and 6. Rob Carter will aggressively enforce the storage regulation when he returns from vacation. John VanderPool said owners who want to add a gate to their deck should have it professionally made so they all match.

VI. BALCONY/STAIRWAY RENOVATION PROJECT UPDATE

Peter Schutz and any interested owners should convene around 11:30 a.m. in the parking lot near the sign to tour the property without the contractor first, and then with the contractor. The final payment and hold back have not yet been paid to the contractor. Peter said it was a positive experience overall working with the company. The contractor was responsive to issues

and concerns and he is pleased with the work. There is a one year warranty on labor and twenty-five year warranty on the materials. Owners were asked to use plastic snow shovels on their decks (not aluminum). The owners will be informed about the recommended type of snow melt.

VII. OLD BUSINESS

A. Owner List

Peter Schutz was asked to add owner phone numbers and email addresses to the owner list and to indicate if the unit is rented.

VIII. NEW BUSINESS

A. Loan

Elizabeth Hermes asked if the loan could be converted to a fixed rate. Peter Schutz said that was a good suggestion and will follow up with the bank.

B. Review/Approve New Insurance Deductible Policy

In order to manage the situation with the insurance premium, the Board has decided to have a \$5,000 deductible on the primary Association policy. Legal counsel created a resolution and policy clarifying responsibility. The Board has reviewed and approved it. It will be signed and posted on the website. Owners were encouraged to send it to their individual contents carrier. If there is an insurable event caused by owner negligence or failure to take some action, the Association will bill the responsible owner for the \$5,000 deductible.

IX. ELECTION OF OFFICERS

The Board seats of Susan Cunningham, John VanderPool and Diane Nice were up for reelection. All three indicated their willingness to serve another three year term. Ron Pearce nominated Pamela Hale. A motion was made to close nominations and to elect the slate of four candidates by unanimous ballot. The motion was seconded and carried.

X. RATIFY BOARD ACTIONS

Frank Cory made a motion to ratify the actions of the Board over the past year. Elizabeth Hermes seconded and the motion carried.

XI. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, September 12, 2009 at 10:00 a.m.

XII. ADJOURNMENT

With no further business, the meeting was adjourned at 10:58 a.m.

Approved By: _____ Date: _____

Board Member Signature