

**SUMMIT YACHT CLUB CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
September 28, 2022**

I. CALL TO ORDER/PROOF OF NOTICE

The meeting was called to order at 6:30 p.m. Notice of the meeting was sent in accordance with the Bylaws.

II. INTRODUCTIONS OF OWNERS/QUORUM

Board members participating were:

Dylan Nicoletti, President,	Kate Weishaus
Deborah Kirk	Alaina Barros
Milli Arana	

Owners participating were:

Jim Margolis	Cynthia Goda
Joanne Hunt	Karen Burns
Dotti McGee	David Hildreth
Scott Rist	Vivana Poplinger
John Trumble	
Drew Weishaus	
Shannon Ward	

Representing Red Mountain Community Management was Sheila Skaggs and Jasmine Hupscy. With units represented in person or by proxy a quorum was confirmed.

III. MINUTES OF 2021 ANNUAL MEETING

RESOLUTION: Upon motion made by Alaina Barros, duly seconded by Kate Weishaus, and unanimously carried, the minutes of the annual meeting held on September 18, 2021 were approved as presented.

IV. FINANCIAL REPORT

• Year-to-Date Financials

Alaina Barros reported that the association's operating expenses are in line with the 2022 budget except for Insurance, Snow removal, Trash removal and Cable TV. Alaina noted that some items, such as snow removal were previously recorded under Management fees. All financials are posted on the website.

• 2022/2023 Proposed Budget

The budget as drafted includes an increase for Insurance to cover inflationary costs. The budget has been increased for Snow and Trash removal to cover last year's overage. The Exterior Maintenance budget was increased to have some funds to complete maintenance repairs to the parking lot to avoid having to repave it.

- 2023 Dues

The anticipated dues for 2023 are \$314/month for a single airspace and \$570/month for a double airspace. The 9% increase in dues is necessary to accommodate the full budget.

There were no owner objections and the 2022/2023 Budget was deemed ratified.

V. MANAGEMENT REPORT

Sheila Skaggs thanked the owners for allowing Josh, Jasmine and her to service their community. Red Mountain Community Management signed the contract with Summit Yacht Club in 2021 and has been working towards learning the community.

The following items have been completed:

- RMCM is completing vendor approvals as requested by the BOD.
- Some spots in the parking lot have been patched.
- The roof has been inspected and maintained. Some necessary repairs remain outstanding and are scheduled to be completed before the snow flies.
- A professional engineer firm has completed an evaluation of the decks and stairs for each building and a quote has been provided to the BOD to vote on.
- The domestic water system back flow preventers were inspected.
- A tree evaluation was conducted by Alpine Trees. It is their belief that the trees in front of units 47 and 48 can be saved by spraying for aphids in the spring.
- RMCM is dealing with violations as complaint forms are received. HB1137 has changed the procedure for issuing violations and will be discussed further.
- RMCM continues to pick up trash around the property, as an ongoing issue. Jasmine reminded owners that, per the bylaws, storage is not allowed under the decks and that items under the decks have been picked up as trash.

Any concerns or comments from property owners should be sent by email to Sheila and she will respond within the same business day or the next day.

RMCM encourages owners to register for online access on their website so they may view their personal account and better track their charges and payments. RMCM's goal is to complete a community contact list for owners to opt into.

VI. FUTURE PROJECTS

- Parking Lot

According to APeak Parking, the parking lot is in good shape. Continuing to patch spots will postpone the necessity to repave the lot and thus reserves could be built up to cover the cost of repaving. In addition to repaving, the parking lot's drainage issue could be solved at the same time by tying into Dillon's storm water sewer system. It is agreed that future discussion is needed since a civil engineer's involvement would be required and the expense would be greater.

- Decks/Stairs/Railings

Loose railings are to be repaired by RMCM. The BOD feels it is important to have the whole porch system analyzed. The BOD is currently discussing a proposal to determine how to proceed.

- Siding
Siding issues are being addressed.
- Roof
With annual inspection and maintenance, roof replacement can be postponed for a year.

VII. OLD BUSINESS

- Ownership Cap Survey and Declarations Amendment
In consideration of the survey results as well as communications with an attorney, it is believed that an ownership cap is necessary. The latest draft of the Declaration Amendment will be sent to the BOD for review. Owners should expect to receive a formal letter from an attorney or RMCM requesting their vote on the issue. Owners are voting to cap votes at no more than 5 votes. Kate's family, with their units, is to be grandfathered in and included in the declarations.
- Parking permit pass system
Determining the best parking pass system is still in discussion. The parking permit system which was initially outlined created problems which were unacceptable. A better parking permit pass system is being researched.
- Owner Workdays
 - Spring Workday was successful with owners and residents doing a lot of work around the community, i.e., clean up, mulching, gutter repair, and watering. Savings are estimated at \$3-5,000.
 - Fall Workday is scheduled for October 8th, at 9:00 a.m. Lunch will be served. Notice will be sent out to owners.
- Dumpster
The dumpster is to be moved at an angle to allow Waste Management access to the dumpster from the street. This would free up 1 -2 parking spaces. A permit was obtained from the town of Dillon. Because the dumpster is located on a right of way, a permit for excavation is required, response from Dillon has not yet been received. The hope is to have this done by winter. A new coded lock is to be installed on the dumpster.

VIII. NEW BUSINESS

- Short Term Rental Task Force
Deborah is compressing an email to send out to all those who volunteered for the task force. Sheila will assist to set up a ZOOM meeting for task force planning.
- House Rules Changes
A discussion was started regarding allowing cars to back into the parking lot. Comments on both sides of the issue were presented. The BOD has noted concerns of those residing on the lower level of the building, understanding the issue of exhaust coming into their unit and is working to determine the best solution to the problem.
- Letter of Good Neighbor courtesies
A suggestion was made to have a letter of good neighbor courtesies posted in rental properties to hopefully prevent complaints. The letter is to voice the concern about

retaining respect and quiet within the HOA. Possibly included in the letter would be tips for shoveling snow off the decks to keep ice from forming on the deck below as well as reminders of the basic house rules. Suggestions of items to include in the Letter of Good Neighbor courtesies should be forwarded to the BOD via email.

IX. ELECTION OF OFFICERS

There were two Board seats up for election. Dylan Nicoletti and Milli Arana were both willing to run for re-election.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Dylan Nicoletti and Milli Arana are re-elected to their position on the Board of Directors.

X. RATIFY BOARD ACTIONS

XI. OPEN DISCUSSION

- The need for an Ownership Cap was questioned. The major reason to have an ownership cap was noted to keep a developer from buying in the HOA and then forcing current owners out. Wording in the Declarations needs to read “Votes” instead of “Air spaces”.
- Sheila outlined the changes to the procedures for handling violations arising from HB1137; Once a formal complaint form has been filed with RMCM, and reviewed by the BOD, a 4 step process is started, following procedure. If a resolution is not obtained by the 4th step, an attorney becomes involved.
- Concerns were voiced about dogs being off leash on the property is becoming an issue. The differences between a Service Dog and Emotional Support Dog were discussed. It was suggested to file a complaint with animal control for an aggressive or unleashed dog as well as a complaint with RMCM to get more immediate results.
- The suggestion was made for volunteer owner and residents to patrol the parking lot to enforce parking rules. The BOD is more comfortable with finding an electronic solution with a company who can boot vehicles. If a solution is not determined by winter, hang tag permits will be used until a better option is found.

XI. ADJOURNMENT

The meeting was adjourned at 9:17 p.m.

Approved By: _____ Date: _____
Board Member Signature