

**VIC'S LANDING
ANNUAL MEETING
January 22, 2019**

I. CALL TO ORDER, INTRODUCTIONS AND ESTABLISHMENT OF QUORUM

The meeting was called to order at 5:00 p.m.

Board members present were:

Brian Tucker, 98	Amy Pratt, 55A
Marika Page, 33B (via teleconf.)	

Owners present were:

Michael Low, 33A	Nate Borovich, 39A
Melinda James, 73B	Bradford Beverlin, 91A
Dan Stein, 95A	Paul Sheldon, 40
Tom & Michelle Joachim, 72	Dallas Koehn, 90

With owners represented in person or by proxy, a quorum of over 20% was confirmed.

Representing Breckenridge Resort Managers were Ana Richey and Karl Robich. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

A. *Approval of 2017 Minutes*

Motion: A motion was made to approve the 2017 meeting minutes as presented. The motion was seconded and carried.

II. COMMUNITY UPDATE

A. *Distribution of Election Ballots and Election Process*

The election is for the "shared" seat, which represents both the condominium and duplex sides of the community. Each owner was given one ballot per property or per proxy.

B. *Annual Report*

A written report was provided but was not reviewed in detail.

C. *Old Business*

There was no Old Business.

D. *New Business*

An owner commented that he had an unexplained credit balance on his account. Ana Richey will follow up.

An owner requested an explanation of the higher dues for the condominiums versus the duplexes. Karl Robich explained that the condominiums have more operating requirements. The duplexes have a separate Reserve Fund and owners take care of their own maintenance.

An owner requested installation of a sign with recycling instructions.

An owner suggested amending the Rules and Regulations by adding that every unit is required to have some type of window treatment on all side facing windows. There is one non-compliant unit.

Action Item: The Board will follow up on the potential for changing the Rules and Regulations.

Action Item: Karl Robich will research the origin of the separate sets of rules for the duplexes and condominiums.

III. PRESENTATION OF FINANCIALS

A. Reserve Schedule Overview

The Reserve Fund for the condominiums was reviewed. The Reserve Budget was already approved by the Board. Several owners expressed concern about the projected negative balance at the end of 2019.

B. Budget Overview

Owner comments about the 2019 Budget were as follows:

1. The Management Fee increased by over \$2,000. Ana Richey explained that the increase was based on the additional units in the community. The management company absorbed the additional costs for the past six months. It was noted that there has not been an increase to the Management Fee in the past four years and this increase equates to about 3%. The scope of service includes controlling parking, communication with owners, turning heat tape on and off, trash pick-up and stocking the pet waste stations.
2. The budget did not include a breakout of the fees for the duplexes versus the condominiums as was provided in last year's budget. The duplexes should not be paying the same proportion as the condominiums. There was discussion about the allocation of the expenses, which is done in accordance with the Declarations based on square footage. An owner felt the Declarations should be revised. It was noted that an unsuccessful effort was made in the past to amend the Declarations and there would be a considerable expense involved.

IV. 2019 BUDGET ADOPTION

There was general agreement that the owners wanted clarification of the budget by the Board before voting on ratification. The Association will continue to operate under the 2018 Budget until ratification occurs.

V. BOARD ELECTION

The candidates for the shared seat were Erin Fisher and Bradford Beverlin. Ballots were tallied and Erin Fisher was elected. Bradford Beverlin was thanked for his willingness to serve. The 2019 Board members will be Erin Fisher, Marika Page, Brian Tucker and Amy Pratt.

VI. RESIDENT QUESTIONS AND DISCUSSION

An owner asked if there had been any further discussion about allowing hardwood flooring in the upper condominium units. Karl Robich said owners are required to submit plans to the Board and include a sound deadening material. The Board has the authority to approve or deny the request on a case by case basis depending on the materials.

The Wayside Inn has been sold. The new owner plans to make some significant changes and improvements.

There was discussion about the possibility of separating the two Associations.

An owner asked if there was any way to require cardboard recycling so it does not end up in the dumpster. Karl Robich said the first steps would be send a reminder to owners about recycling and to install additional signage. If the Declarations are revised, this requirement could be added, although it would be difficult to enforce.

There was discussion about issues such as renters smoking marijuana on the decks. By law, marijuana smoking is only allowed inside and only by the owner of the unit. Owners were encouraged to call the police regarding nuisance issues such as smoke and excessive noise after 10:00 p.m. There is no mechanism currently in place to fine renters or owners for violations by their renters.

A suggestion was made to send an email to all owners with the recommended procedure for handling short-term rentals and a reminder of the repercussions for violations.

An owner requested that notification be sent out in advance when the landscaping contractor will be turning on the irrigation system or mowing.

VII. ADJOURNMENT

Motion: A motion was made and seconded to adjourn at 6:57 p.m.

Approved By: _____
Board Member Signature

Date: _____