

**SAWMILL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING
June 25, 2022**

I. Call the Meeting to Order

The Sawmill Creek Condominium Association Annual Meeting was called to order by Karen Svetlic at 10:00 a.m. via videoconference.

Board Members Participating Were:

Larry Pithan, President, #212
John Bachman, Treasurer, #211
Richard Whittington, Director, #204

Karen Svetlic, Vice President, #302
Rick Dame, Secretary, #304

Owners Participating Were:

Chris Burke, #102
John & Wendy Ellor, #108
Kathryn Terry, #112
Robert Hogan, #203
Bill & Bobbie Zanca, #209
Barbara Pearlmutter, #301
Pat Dame, #304
Jeff & Rita Aron, #308
Tom O'Hollearn, #401
Joe Friesen, #405

Kurt Kranz, #103
Oscar Martinez, #109
John Kasonovich & Michael Jasiak, #116
David Barnes, #208
Kara Bachman, #211
Mike Svetlic, #302
Todd & Joni Brown, #305
Sabrina Hefley, #312
John Goth, #403
Gary & Linda VanderHaagen, #408

Representing Great Western Lodging Keith Kroepler, Erin McGrain and Isabella Barnard. Sarah Woodward of Summit Management Resources transcribed the minutes from recording.

II. Roll Call and Proxies

With 22 units represented in person and 12 units by proxy, a quorum was confirmed.

III. Verification of Notice

Notice of the meeting was sent on June 2, 2022.

IV. Approval of Previous Meeting Minutes

Motion: Larry Pithan moved to approve the June 26, 2021 Annual Meeting minutes as presented. Mike Svetlic seconded and the motion carried.

V. Financial Report

A. *2022 Operating Budget Comparison*

Isabella Barnard noted that there was a 5.1% dues increase effective January 2022. This increase was in response to the \$3,251 loss at the end of 2021 that occurred due to overages in General Maintenance & Repair, Elevator Repair, Utilities and Insurance.

B. *Profit & Loss as of May 31, 2022*

As of May 31, 2020, the Operating Budget had a favorable year-to-date variance of \$2,000. Utilities expenses increased by 6%

C. *2022 Budget Ratification*

Motion: Mike Svetlic moved to approve the 2022 Budget as presented. Kara Bachman seconded and the motion carried.

VI. Property Manager's Report

A. *Town Update*

Erin McGrain said there are 79 units on the waitlist for short-term rental licenses. A Tourism Overlay District Task Force was formed to identify areas that are best suited for short-term rentals. There has not been further movement regarding permitting. The Watson Avenue roundabout will be completed in November. The new parking structure opened last November. There are more affordable housing units under construction on Airport Road. There will be a hearing regarding BGV development near the north gondola lot. The development would include affordable housing, shops and another gondola. Erin McGrain did not know the date of the hearing.

B. *2021/2022 Completed and Pending Projects*

1. The parking areas were swept and power washed.
2. The parking lines were repainted.
3. The first portion of the roof project was completed on the south-facing side of the east building. There were some leaks due to rain during the shingle removal process.
4. The ground level patios of Units 109-116 were resealed and retextured. The owner of Unit 112 said that Unit 114 looks unfinished and was stained. He was concerned that snow shoveling will scrape the coating off.
5. The hot tub was upgraded with a new boiler, new heat exchanger and new plumbing.
6. 27 of 53 electric panels have been replaced. This is an owner expense and the estimate is \$1,000 per replacement, plus an additional \$200-600 for drywall repairs. Owners are strongly encouraged to sign up for this replacement by contacting dan@gwlodging.com.
8. The second portion of the roof project will begin in a few weeks on the north aspect of the east building.
9. The southwest façade of the east building will be repainted.

10. There is a plan to recoat the railing in front of the hot tub.
11. Cable and internet will be upgraded soon. The DirecTV contract is set to expire. The plan is to eliminate cable boxes and install Roku streaming devices for every television. Wifi bandwidth will triple. The installation will occur on July 11th and will require about 15 minutes of installation per unit. Local Denver stations will still be accessed through the new service. Roku will not work outside of individual units. Erin McGrain recommended informing renters that there is a fee if it goes missing. Cable charges will remain about the same.
13. It is possible that re-decking of hot tubs may occur in 2023.
14. The last phase of railing powder coating will occur in 2023.
15. All roof sections will be completed by 2024.
16. The Park Avenue side of the building will be painted in 2023.
17. Window replacements are left to individual unit owners. Owner who replace their windows should use a Sierra Pacific contractor. The replacement must match the current style and plans should be sent to the Board. Screens and screen doors are also owner responsibilities and are up to individual owners to organize.
18. Jeff McElyea will attempt to fix the tiles in the elevator.

There has been no discussion about electric vehicle charging stations in the garage. There are chargers at the Town Hall. An owner requested that Tesla owners be restricted from charging using common electricity. There is a service fee if a renter uses the electricity to charge a vehicle.

VII. Old Business

- A. *Roof Project*
The south roof project is underway.
- B. *Electrical Panels*
27 of the electrical panels have been replaced with seven on a waitlist remaining to be done. Owners are strongly encouraged to sign up for this replacement by contacting dan@gwlodging.com. The panel in the lobby will be replaced and all panels in the back rooms have been replaced.
- C. *HOA/Owner Insurance*
The 2022/2023 annual insurance premium will increase from \$58,000 to \$63,000 mainly due to Colorado wildfire risk.
- D. *Recycling*
Rick Dame said that a grant was established with High Country Conservation Center for the Association to be more compliant with the County. The summary was sent to owners. There has been no cost to the homeowners for these changes at this point. Glass

recycling has been added as a service and posters were created to provide guidance for recycling sorting.

VIII. New Business

A. *2023 Dues*

The Association had a new Reserve Study completed in April. Isabella Barnard is creating a forecast for the future, which will be updated in October and distributed to owners.

B. *Short-Term Rentals*

An owner asked about capacity regulations for rentals. Erin McGrain said that the Town implemented an occupancy limit is 2 people per bedroom plus 4 people. The short-term rental hotline is a resource for complaints. The town will issue fines for exceeding capacity.

IX. President's Comments

Larry Pithan reported that the year has been quiet. The Board did a walk-through of the property and found it was in great shape. He thanked Great Western for the hard work. He said that the Capital improvement reports will be provided. Owners were reminded about the Rules and Regulations, which help maintain the condition of the property.

X. Election of Directors

Larry Pithan will remain on the Board but step away from the President role. The two Board seats of Karen Svetlic and Rick Dame were up for election. Both were willing to run again. There were no nominations from the floor.


Motion: Karen Svetlic moved to elect the two incumbents to the Board by acclamation. The motion was seconded and carried.

XI. Set Next Meeting Date

The next Annual Meeting was set for Saturday, June 24, 2023. It will be conducted as a hybrid live and Zoom meeting if possible.

XII. Adjournment

Motion: A motion was made to adjourn at 10:55 a.m. The motion was seconded carried.

Approved By: 
Rick Dame (Dec 6, 2022 14:37 EST)
Board Member Signature

Date: Dec 6, 2022







2022-6-25 HO Minutes SMC

Final Audit Report

2022-12-06

Created:	2022-12-02
By:	Erin McGrain (erin@gwlodging.com)
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-  Document created by Erin McGrain (erin@gwlodging.com)
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-  Signer rickerick@aol.com entered name at signing as Rick Dame
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-  Document e-signed by Rick Dame (rickerick@aol.com)
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