

# Water Dance on Lake Dillon Master Association Annual Meeting Minutes October 11, 2019

## **Call to Order**

The Annual Meeting of the Water Dance on Lake Dillon Master Association was called to order by property manager Mike Reed at 9:00 a.m. on October 11, 2019, at 330 Dillon Ridge Way, Suite 1, Dillon, Colorado.

## **Determination of Quorum**

As 16 proxies were certified, and seven owners were present in person or by phone it was determined that the quorum requirement was met. Mike Reed and Natalie Widaman of Reed Property Management were also present.

## **Approval of Minutes of the Previous Board Meeting**

The minutes of the previous Annual Meeting were reviewed and modified to correct that Tod Hunt lives in Wooden Canoe, not Water Dance. Upon motion, duly seconded, the revised minutes were unanimously approved.

## **Financial Review**

Mike started the review of the financial reports by comparing the 2018 and 2019 balance sheets. He is projecting that the 2019 expenses will be over budget by about \$7,600 due mostly to administrative costs associated with the CDOT condemnation. He also under budgeted for the gravel work on the trails, and there were a couple of unanticipated repairs on the pond pump motor savers. CDOT will soon be reimbursing the Association \$3,000 for the cost of the appraisal. They have also agreed to pay \$133,000 for the condemnation of the land near the entrance for the highway project roundabout.

## **2020 Budget**

Mike presented the proposed 2020 budget. This budget reflects an increase in the management fee of \$25/month, and some additional money for landscaping the entry island. Mike will present this budget to the two Boards and when he has approval the Master Board can approve it in an action without a meeting.

## **Old Business**

Mike explained that a reserve study for the renovation of the ponds was not done because the Boards felt it was too expensive. The roads are the responsibility of the individual associations and are not a Master Association expense.

Final design decisions for the new sign will be deferred until the highway is completed to give everyone the best idea of what might be appropriate.

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Mike explained how the condemnation process worked which resulted in negotiations with CDOT that led them to accept our appraisal of \$133,000. The Master Board will pass a resolution allowing its President to execute the Statement of Authority required by the State to transfer the land.

The Master Association will have to set up a bank account to receive the settlement proceeds. It is likely that a Schwab brokerage account will also be needed to earn more interest income on that money. Per the governing documents, Mike must prepare a letter to notify all owners of the 93 Master Association member properties of the condemnation and the settlement.

There was an extensive discussion regarding the relationship between the Master Association and the individual boards. Ron Boller, President of the Water Dance Association, expressed his Board's concern that the Master Association shouldn't be placed in a position of decision making authority over the individual boards. With the establishment of a bank account and an annual operating budget of \$38,000, Ron expressed concern that another governing entity is being established which will result in increased administrative costs.

Mike agreed to the suggestion that he work with each board to see if they can agree on a transparent, efficient process for working on the accounts, specifically having the Master Association operate individually, funded by each association.

## **New Business**

The next annual meeting will be in August 2020.

## **Election of Board Members**

Upon motion, duly seconded, Charles Williams was unanimously re-elected to serve another three-year term as a Board member.

## **Adjournment**

Upon motion, duly seconded and approved, the meeting was adjourned at 10:13a.m.