

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BUDGET RATIFICATION MEETING
November 18, 2022**

I. CALL TO ORDER

The meeting was called to order at 6:01 p.m. via videoconference.

Board members participating were Richard Garcia, Bob Price and Holly Holden.

Owners participating were John Pirnat (X301) and Sheila Kleinman (H201)

Representing Basic Property Management (BPM) was Gary Nicholds. Erika Krainz of Summit Management Resources was recording secretary.

II. 2023 BUDGET RATIFICATION

Bob Price said the key issues for 2023 included:

1. Inflation has driven the cost of everything higher than historic trends, particularly big ticket items such as boiler pumps and hot water tanks. It is believed inflation has peaked but there will continue to be effects on the financial situation.
2. Energy prices continue to be high. Xcel will have rate increases this month and another in mid-2023. Rates are more than twice last year.
3. Insurance costs have soared nationally and DVE has been advised the rates will increase by double digits.
4. Re-roofing will be pushed to 2024 or beyond. It is expected costs will be significantly higher than originally projected.

The Association is projected to end the year with total expenses of \$1.774 million. Total expenses in the 2023 Budget are \$1.837 million, equating to a 3.5% increase.

Large expenses in the Reserve Budget include building painting, hallway carpet, water/sewer lines, paving and concrete and damage claims.

The combined Operating and Reserve Budgets total \$2.095 million. The Board decided against increasing the full 3.5%. The 2023 dues will increase 1% effective January 1, 2023. This equates to \$2/month for studios, \$4/month for one bedrooms, \$5/month for two bedrooms and \$7/month for three bedrooms.

Since the 2023 Budget was not rejected by more than 50% of the owners, it was deemed ratified.

III. ADJOURNMENT

Motion: Rich Garcia moved to adjourn at 6:12 p.m.

Approved By: _____ Date: _____

Board Member Signature