

**Dillon Pines
Board of Directors Meeting
April 26, 2023**

Board members present via Zoom were Tori Gustafson, Claire Bochner, David Braddock, and George Harrison. A quorum was present.

Representing Summit Resort Group via Zoom were Deb Borel and Kevin Lovett.

I. Call to Order

The meeting was called to order at 3:04 pm.

II. Owners' Forum

No Owners, other than board members, were present.

III. Approve Minutes from previous Board Meetings – David made a motion to approve the minutes from the October 1, 2022 Board meetings. George seconded, and the motion carried. The annual meeting minutes were included in the packet and will be approved at the 2023 annual HOA meeting.

IV. Financials

December 2022 close financials report that the HOA has \$5,067.12 in Operating and \$88,246.06 in Reserves. December 2022 Profit and Loss statement reports that the HOA closed the year 10,674.74 over budget in Operating Expenses.

February 2023 close financials report that the HOA has \$8,313.30 in Operating and \$93,456.25 in Reserves.

February 2023 Profit and Loss statement reports that the HOA is \$17.91 over budget in Operating expenses.

Capital Plan Review 2023

The following are the Allocated Capital expenses for 2023

- Roof Repairs - \$1,000 allocated
- Deck Staining - \$4,000 allocated
- Concrete on both buildings - \$4,000 allocated
- George recommended placing a split rail fence along Lodgepole – Deb stated that the fence would need to be 15 feet into the lawn. Owners should call SRG or the police if they are concerned about trespassing.

V. Ratify Board Actions via Email

Tori made a motion to approve the following actions that have taken place via email since the last board meeting:

- 10/09/2022 – approval to send post annual meeting mailer to owners

- 01/28/2023 – approval to send letter to N1
 - 03/03/2023 – 2022 tax returns approved with SRG to sign on behalf of HOA
 - 03/18/2023 – approval for Farmers Insurance renewal at \$300/sf
- George seconded, and the motion carried.

VI. Old Business

- A. Insurance – Tori discussed the possibility of increasing the square footage price to \$350. George agreed. David did not want to increase because there have been so many other increasing costs. Claire agrees with David. Deb will obtain a bid from Farmers Insurance for Guaranteed Replacement Cost at \$300/sf.
- B. Sewer Update – Sanchez Builders will provide a bid to replace the sewer lines in the north and south buildings. Deb will order locates and meet contractor on site to discuss scope.
- C. Asphalt Replacement – The board reviewed a bid for parking lot replacement. The town of Dillon will be asked if additional parking can be added.

VII. New Business

- A. There is a pothole at the entrance that SRG will have filled.

IV. Next Meeting Date

The next Board of Directors meeting will be on June 23 at 10:00 am in the form of a walk around the complex. At this walk around, the following will take place:

- Decks will be assessed.
- Trees will be assessed for trimming.
- Asphalt will be assessed.

V. Adjournment

With no further business, at 4:02 pm, a motion was made and seconded to adjourn.

Approved by: _____ Date: _____