Dillon Pines
Board of Directors Meeting
May 1, 2026

Board members present via Zoom were Tori Gustafson, Leslie Resnick, Claire Bochner, and Kathleen Kelble. A quorum was present.

Representing Summit Resort Group via Zoom was Deb Borel.

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I. Call to Order
The meeting was called to order at 1:58 pm.

II. Owners' Forum
No Owners, other than board members, were present.

III. Approve Minutes from previous Board Meetings – The board reviewed the minutes from the August 4, 2025 board meeting. Leslie made a motion to approve the minutes as presented. Tori seconded, and the motion carried.

IV. Financials
March 31, 2026 close financials report that the HOA has $11,298.392 in Operating and $139,214.01 in Reserves. The operating balance reflects $3,224.05 in prepaid dues.

March 2026 Profit and Loss statement reports that the HOA is $5,712.01 under budget in Operating expenses.

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:

A. 08/18/2025 – Approval of Post Annual Meeting Mailer
B. 08/19/2025 – Approval of Waste Management Agreement
C. 09/20/2025 – Approval for EJ to Plow for 2025-2026 snow season
D. 09/23/2025 – Approval of Comcast contract
E. 03/02/2026 – Approval of 2025 tax returns
F. 03/23/2026 – Approval of insurance renewal with Farmers
G. 03/23/2026 – Approval of tree and weed spraying bid
H. 04/01/2026 – Approval of Inspection of Records Policy
I. 04/23/2026 – Approval to appoint Leslie Resnick to the board
J. 04/23/2026 – Approval of N5 window replacement request

Kathleen seconded, and the motion carried.

VI. Old Business

A. Asphalt / Sewer Project Update / Bid Review – Tori gave a brief update on the process of the project. Following the update, the board reviewed the 4 bids that were received for the asphalt/sewer project. After review, Tori made a motion to hire Apeak Asphalt to complete the work. Leslie seconded, and the motion carried.

B. Marcin – The board discussed whether to hire Marcin to manage the project moving forward. Joe Quarantillo, the Owner of Apeak Asphalt, was called to discuss this and to determine what the responsibilities of the HOA would be should Marcin be fired. Joe stated that he recommended the board review the Project Manual that Marcin prepared to determine this. The Board will review the Project Manual and submit requested changes to Deb by noon on Saturday, May 2. These changes will be sent to Tom Marcin for discussion at the weekly project meeting on Tuesday.

VII. New Business

A. Special Assessment Discussion – The total special assessment amount for the asphalt/sewer replacement project is $737,682. The board discussed payment options. After discussion, Tori made a motion that the first and majority of the special assessment would be due on June 10, 2026, and the remaining portion for the roof replacement to be due on August 10, 2026. Leslie seconded, and the motion carried. This information will be included in the cover letter of the Special Assessment Ratification Meeting Notice.

B. Date of Special Assessment Meeting – Deb informed the board that based on the HOA Bylaws, notice of owner meetings should be given not less than 10 days and not more than 50 days. The board agreed that the meeting would be held on Thursday, May 14, 2026 at 6:00 pm via Zoom.

C. Notice
   a. Cover Letter
      i. Colorado Law – 51% rejection of special assessment (12 owners)
      ii. May 14, 2026 at 6:00 pm via Zoom
      iii. Special Assessment Cost (for both asphalt/sewer work, contingency and roof replacement)
      iv. Special Assessment due on June 10, 2026
   b. Agenda
      i. Background
      ii. Purpose of Special Assessment
      iii. Presentation of Special Assessment
      iv. Owner Comments
      v. Ratification
   c. Adjournment

VIII. Next Meeting Date

The next Board of Directors meeting will be held when necessary, depending on the progression of the project.

IX. Adjournment

With no further business, at 3:55 pm, a motion was made and seconded to adjourn.

Approved by:____ Date:______________________________