

**DILLON PINES TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
August 4, 2025**

I. CALL TO ORDER/QUORUM

The meeting was called to order at 5:07 p.m. by Tori Gustafson via videoconference.

Board members participating were:

Tori Gustafson, President, N-3
Kathleen Kelble, Treasurer, N-8

George Harrison, Vice President, S-7/S-8
Claire Bochner, Director, S-12

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

II. OWNERS FORUM

There were no owners present.

III. REVIEW & APPROVE MINUTES FROM JULY 18, 2025 BOARD MEETING

Motion: George Harrison moved to approve the July 18, 2025 Board Meeting minutes as presented. Claire Bochner seconded, and the motion carried.

IV. RATIFY BOARD ACTIONS VIA EMAIL

A. 7/19/25 Approval to Send Annual Meeting Notice to Owners

Motion: Tori Gustafson moved to ratify the email vote conducted on July 19, 2025. Kathleen Kelble seconded, and the motion carried.

V. OLD BUSINESS

There was no old business.

VI. NEW BUSINESS

A. Collection and Phone Email Policies Approval

Motion: George Harrison moved to approve the updated Collection and Phone Email Policies as presented. Claire Bochner seconded, and the motion carried.

B. Annual Meeting Packet Review & Presentation

The board discussed presentation at the annual meeting. Tori and George ran through their presentations (see Annual Meeting minutes).

VII. NEXT MEETING DATE

The next Annual Meeting will be held on September 23, 2026 at 6:00 p.m.

VIII. RECESS & RECONVENE

The meeting was recessed at 5:47 p.m. and reconvened at 8:03 p.m.

IX. ELECTION OF DIRECTORS

The amended Bylaws specify three-year staggered Board terms. Deb Borel recommended having two Board members serve three-year terms and two serve two year terms.

Motion: Kathleen Kelble moved to appoint Tori Gustafson and George Harrison for three-year terms and herself and Claire Bochner for two year terms. Claire Bochner seconded, and the motion carried.

The Board agreed to retain the same Officers, with Claire Bochner serving as Secretary.

X. NEW BUSINESS

A. Conflict of Interest Policy Acknowledgement

All Board members have signed the Conflict of Interest Policy

B. Annual Meeting Follow-Up

The Board will schedule another meeting in October or November to address the sewer pipe issue.

XI. ADJOURNMENT

The meeting adjourned at 8:12 p.m. with a motion, a second, and all in favor.

Approved By: _____ Date: _____
Board Member Signature