

**DILLON PINES TOWNHOME ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 3, 2020**

I. CALL TO ORDER

The meeting was called to order at 1:02 p.m. by Tori Gustafson via Zoom.

II. INTRODUCTION OF OWNERS

Board members participating were:

Tori Gustafson, President, N-3
Mary Kay Stewart, Director, S-2

Kathleen Kelble, Secretary/Treasurer, N-8
George Harrison, Director, S-8

Homeowners participating were:

Deborah Kelly, S-1
Jon & Mary Prouty, N-1
Kelly DeFlieger, N-4
Daniel Mazur, N-6

Panita Wichiankuer, S-5
Susan Harrington, N-2
David Braddock, N-5
Leslie & Rhoda Resnick, N-7

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

III. PROOF OF NOTICE/QUORM REQUIREMENT

Notice of the meeting was sent on September 3, 2020. With 12 units represented in person and four by proxy, a quorum was confirmed.

IV. ADOPT MINUTES FROM 2019 ANNUAL OWNER MEETING

Motion: Mary Kay Stewart moved to approve the minutes of the September 21, 2019 Annual Meeting as presented. Tori Gustafson seconded, and the motion carried.

V. PRESIDENT'S REPORT

Tori Gustafson reported that a sewer clean out was installed at the east end of north building to allow for yearly maintenance. Some of the holes in the parking lot were filled. The Farmer's Market was not much of an issue this summer. The Town did a very good job managing it and cleaning up afterwards. A reminder about acceptable items that can be disposed in the dumpster was sent to owners. The trash is being picked up twice weekly. Glass cannot be put in the recycling bin. The entrance signs were refreshed and Paul was thanked for his work on this project.

VI. TREASURER'S REPORT

A. Year-to-Date Financials

Deb Borel reported that as of August 31, 2020, the Association had \$6,885 in Operating cash and \$53,921 in Reserves. The clean-out was the only Reserve expense. The Association was operating \$1,333 favorable to budget year-to-date.

B. Approval of 2021 Budget

The 2021 Budget as drafted included increases to the Insurance (\$3,537), Management Fee (\$972), Roof Repairs (\$3,600), Water & Sewer (\$222), Cable (\$735) and Reserve contribution (\$2,267) line items. There were decreases to Postage/Office (\$173), Repair & Maintenance (\$1,608) and Trash Removal (\$151).

Motion: Leslie Resnick moved to approve the 2021 Budget as presented. Tori Gustafson seconded, and the motion carried.

VII. MANAGING AGENT'S REPORT

A. Completed Operating Projects

1. Continued updating of website to maintain compliance with legislation.
2. Treated tree for insects and sprayed turf for weeds.
3. Trimmed the trees. One tree was removed and a replacement will be planted along the property line with Coeur de Lac.
4. Added mulch to beds.
5. Cold filled the holes in the parking lot.
6. Refreshed the entrance signs.
7. Refreshed the landscaping beds.
8. Monitored irrigation water usage to save costs.
9. Placed towing signs to discourage Farmer's Market parking.
10. Continued roof inspections and maintenance.
12. Continued to monitor gutters and keep them clear.
13. Increased trash service to twice weekly.

B. Owner Reminders

1. All minutes, financials and postings are on the website.
2. The Association insurance carrier is Farmer's (970/879-1330). Owners should carry an H06 contents policy with additional coverage for the Association deductible.
3. Owners should review the House Rules with their guests and tenants.
4. Outside storage is prohibited.

VIII. OWNER EDUCATION

For compliance with Colorado state law, Deb Borel provided owner education regarding the processing of Association insurance claims.

IX. OLD BUSINESS

There was no Old Business.

X. NEW BUSINESS/OWNER DISCUSSION

A. Sewer Lines

There was general discussion about the accuracy of the sewer map, the routing of the lines, the cleanouts points and annual maintenance. Ace Sewer and Drain flushes the north building line annually from the east end of the building but video of the service is not included. There were three back-ups in the line between N1 and N2. Two were

caused by toilet paper and one by sticks inserted in the cleanout line. There have not been any additional problems since the recommended actions were taken and cleaning was done. There is one line serving N2 – N10 and a second line serving N1. There is 35' of private line for N1 before it joins the line for N2. The only way to flush that section would be to remove a toilet in N1. It was noted that only toilet paper should be placed into toilets and flushable wipes should not be flushed. The parking lot should not be repaved until the sewer line issues are resolved.

Action Item: Deb Borel will draft a new map of the sewer lines and post it on the website.

Action Item: Deb Borel will ask Ace to provide details of what is included in the service and to recommend a product that can be used to dissolve any paper accumulations in the lines.

Action Item: The Board will discuss having a video scope of the sewer lines at their next meeting.

B. Gutters

There is a gutter leak on the north building that causes ice accumulation in the winter and a section of the sidewalk heaves and sinks. Deb Borel said the solution to the drainage problem would be a drywell but this would be an expensive project. The sidewalk movement is caused by temperature changes in different seasons.

Action Item: The Board will discuss the gutter issue at their next meeting.

Action Item: Deb Borel will place a bucket of ice melt in the affected area for owner use.

C. Owner Directory

Susan Harrington volunteered to create an owner directory. She asked owners who want to be included to email her their email and phone number.

D. Reporting of Issues

Owner should email Deb Borel regarding any property issues and she will forward the information to the Board as appropriate.

XI. ELECTION OF DIRECTORS

The terms of all four incumbents Tori Gustafson, Kathleen Kelble, Mary Kay Stewart and George Harrison expired and all were running for re-election. There were no other nominations from the floor.

Motion: Leslie Resnick moved to elect the four incumbents. Susan Harrington seconded, and the motion carried.

XII. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, October 2, 2020 at 1:00 p.m. via Zoom.

XIII. ADJOURNMENT

The meeting was adjourned at 2:01 p.m.

Approved By: _____ Date: _____
Board Member Signature