

**DILLON PINES TOWNHOME ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 2, 2021**

I. CALL TO ORDER

The meeting was called to order at 1:03 p.m. by Tori Gustafson via Zoom.

II. INTRODUCTION OF OWNERS

Board members participating were:

Tori Gustafson, President, N-3	Kathleen Kelble, Secretary/Treasurer, N-8
Mary Kay Stewart, Director, S-2	George Harrison, Director, S-7/S-8

Homeowners participating were:

Mary Ruth & Dale Stamp, S-9	Claire Bochner, S-12
Jon & Mary Prouty, N-1	Susan Harrington, N-2
Kelly DeFlieger, N-4	David Braddock, N-5
Daniel Mazur, N-6	Leslie Resnick, N-7
Chris & Stacy Dawes N-9	

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 2, 2021. With 14 units represented in person and three by proxy, a quorum was confirmed.

IV. ADOPT MINUTES FROM 2020 ANNUAL OWNER MEETING

Mary Prouty requested the following revisions:

1. Section X.A. – add “affecting N1 and (on at least one occasion) N2 after “in the line” in the fourth sentence and delete the remainder of the sentence.
2. Section X.A. – add “and another separate line serving N2 – N10 to the end of the eighth sentence and delete the remainder of the sentence.
3. Section X.A. – add “They all converge under N2 into one common line that runs to the cleanout near the dumpster.” after the eighth sentence.

Motion: Leslie Resnick moved to approve the minutes of the October 3, 2020 Annual Meeting as amended. Dale Stamp seconded and the motion carried.

V. PRESIDENT’S REPORT

Tori Gustafson reported that last year a clean out for the sewer lines was added. The plan was to clean the lines annually but during the first attempt, it was discovered that the cast iron pipes are deteriorating. Bids will be obtained for replacement of all sewer lines. The asphalt replacement should be done at the same time since it will be ripped up. Funding these two projects will require a substantial assessment. The Board approved replacing the siding on the sides of the building and doing trim work around the windows. The contractor was unable to complete the work this year and it will be scheduled in the spring. She noted that no chemicals

of any type should be flushed down the drains or toilets due to the fragile condition of the iron pipes. There were repairs to leaks around some of the chimneys.

VI. TREASURER'S REPORT

A. Year-to-Date Financials

Deb Borel reported that as of August 31, 2021, the Association had \$14,919 in Operating cash and \$78,942 in Reserves. The Association was operating \$1,630 favorable to budget year-to-date.

B. Approval of 2022 Budget

The 2022 Budget as drafted included increases to the Insurance (\$1,290), Water & Sewer (\$400), Cable (\$735) and Reserve Contribution (\$1,320) line items. There were decreases to Postage/Office (\$195) and Meeting Expense (\$300). The main increase was for the addition of internet (\$8,412).

Motion: Tori Gustafson moved to approve the 2022 Budget as presented. Leslie Resnick seconded and the motion carried.

VII. OWNER EDUCATION

For compliance with Colorado state law for owner education, Deb Borel provided owner education regarding items that should not be flushed down the toilet or put down the garbage disposal.

VIII. OLD BUSINESS

A. Action Item Follow-Up

1. The sewer line map has been posted on the website.
2. The plumbing vendor will not clean out or scope the sewer lines due to the fragile condition of the pipes.

B. Water Quality

Dale Stamp asked about lead in the water. Susan Harrington noted it was a Town of Dillon issue, and is not specific to the property. Deb Borel recommended updating fixtures and running the water in the unit for several minutes before using it for drinking or cooking. A reverse osmosis water filter can be purchased for about \$200 online.

C. Window and Sliding Door Replacement

Dale Stamp said owners who need to replace their windows and doors should contact him. He knows a Pella window representative who can provide discounted pricing. He can be reached at dstamp@quantumcommercial.com.

IX. NEW BUSINESS/OWNER DISCUSSION

Owner comments addressed the following:

1. Pipe Lining - Jon Prouty suggested exploring an epoxy lining treatment as an alternative to replacement. Deb Borel said the Board will explore all options. Leslie Resnick will provide contact information for a sewer contractor in Leadville.

2. Parking Lot - Susan Harrington suggested redesigning the parking lot with expansion where possible when the asphalt is redone. Dale Stamp said an asphalt company he works with can help to redesign the parking lot. The Board will add this to their agenda.
3. Curb - Claire Bochner suggested removal of the curb in front of #9 – #12 where ice forms. Deb Borel said the curb is meant to keep water out of the units. She will ask the asphalt contractor how to address drainage issues.
4. Decks - David Braddock was concerned about the quality of the wood used for the decks. He suspects some of the wood was used and stained to look like outdoor wood but it was actually indoor wood. Deb Borel can forward him a copy of the contract but noted that the contractor is no longer in business. There was a question regarding items that can be stored on the decks. Per the House Rules, small watercraft and sports equipment may be stored temporarily during the summer. Outdoor furniture, bird feeders, electric and gas grills and firewood are also permitted.
5. Roof Drainage – Jon Prouty suggested increasing the size of the gutter and downspout and redirecting the drainage, possibly under the asphalt, when it is replaced. Deb Borel said the heaving concrete in front of the middle of the building will be replaced and the downspout will be redirected under the concrete into an existing drywell.
6. Fencing - The Board is looking into extending the fencing along the south side to deter public use of the lawn. There was a suggestion to add some boulders along the property line.
7. Special Assessment - There was a question about the projected amount of the anticipated Special Assessment for the sewer lines. Deb Borel has not been able to obtain an estimate. She recommended continuing with preventative actions to extend the life of the existing pipes. She will communicate with the owners once more information is available. There were several comments reiterating the suggestion to consider an epoxy lining of the sewer lines.

X. 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. Deb Borel noted that the Board could be expanded. David Braddock and Claire Bochner self-nominated.

Motion: A motion was made to nominate all six candidates. The motion was seconded and carried.

Motion: A motion was made to elect all six candidates. The motion seconded and carried.

XI. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, October 1, 2022 at 1:00 p.m. via Zoom.

XII. ADJOURNMENT

The meeting was adjourned at 2:03 p.m.

Approved By: _____ Date: _____
Board Member Signature