

**DILLON PINES TOWNHOME ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 1, 2022**

I. CALL TO ORDER

The meeting was called to order at 1:00 p.m. by Tori Gustafson via videoconference.

II. INTRODUCTION OF OWNERS

Board members participating were:

Tori Gustafson, President, N-3	Kathleen Kelble, Secretary/Treasurer, N-8
George Harrison, Director, S-7/S-8	David Braddock, Director, N-5
Clare Bochner, Director, S-12	

Homeowners participating were:

Deb Kelly, S-1	Keith Fuchser, S-3
Floyd Taub, S-10	Mary Prouty, N-1
Susan Harrington, N-2	Kelly DeFlieger, N-4
Leslie & Rhoda Resnick, N-7	Stacy Dawes N-9

Representing Summit Resort Group were Kevin Lovett, Deb Borel and Paul Fretz. 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 12 units represented in person and four by proxy, a quorum was confirmed.

IV. APPROVE MINUTES FROM 2021 ANNUAL OWNER MEETING

Motion: Deb Kelly moved to approve the minutes of the October 2, 2021 Annual Meeting as amended. Leslie Resnick seconded, and the motion carried.

V. PRESIDENT'S REPORT

Tori Gustafson reminded owners that the Board members are also owners and act in the best interest of all owners. She has heard reports of owners and owner guests being accosted regarding parking and use of the dumpster. She asked owners to be polite and keep the community in mind. She reminded owners that cars need to be moved by 9:00 a.m. for plowing.

VI. TREASURER'S REPORT

A. Year-to-Date Financials

Deb Borel reported that as of August 31, 2022, the Association had \$10,103 in Operating cash and \$91,793 in Reserves. The Association was operating \$534 unfavorable to budget year-to-date.

B. Approval of 2023 Budget

The 2023 Budget as drafted included increases to Accounting & Legal, Insurance, Management Fees, Cable TV, Electricity and the Reserve Fund contribution. The dues increase will be effective January 1, 2023. Owners are reminded to update their automatic dues payment as appropriate. Leslie Resnick commented that she would prefer a Special Assessment to a dues increase. The Board will take this under consideration.

Motion: Tori Gustafson moved to approve the 2023 Budget as presented. David Braddock seconded, and the motion carried.

VII. OWNER EDUCATION

For compliance with Colorado state law, Deb Borel provided owner education regarding insurance. Owners are strongly encouraged to carry an H06 policy for their unit contents as well as coverage for the Association deductible. A letter was included in the packet that owners can give to their agent to determine their individual policy needs.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS/OWNER DISCUSSION

A. Short-Term Rentals and Parking

There is not enough parking to provide even one spot per unit. When the lot is repaved, the spaces will be re-designed in an effort to provide additional owner and guest parking. There was a suggestion to mark some spaces with “No Oversized Vehicles” in areas where large vehicles tend to block access.

B. Sewer Line

The Board is looking at options such as lining the pipe as an alternative to replacement but it has been difficult to get bids. If the sewer line has to be replaced, it will have to be rerouted through the parking lot since sections are located under the building and are inaccessible.

X. ELECTION OF DIRECTORS

The terms of all six incumbents expired and all were running for re-election. Deb Borel said one more Board seat could be added. There were no other nominations.

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

XI. SET NEXT MEETING DATE

The next Annual Meeting was set for Tuesday, October 3, 2023 at 6:00 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 1:35 p.m.

Approved By: _____ Date: _____
Board Member Signature