

**DILLON PINES TOWNHOME ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 3, 2023**

I. CALL TO ORDER

The meeting was called to order at 6:04 p.m. by Tori Gustafson via videoconference.

II. INTRODUCTION OF OWNERS

Board members participating were:

Tori Gustafson, President, N-3	Kathleen Kelble, Treasurer, N-8
George Harrison, Vice President, S-7/S-8	David Braddock, Secretary, N-5
Claire Bochner, Director, S-11 (joined at 6:16 p.m.)	

Homeowners participating were:

Deb Kelly, S-1	Panita Wichiankuer & Preston Stone, S-5
Brian Hedrick, S-6	Mary Prouty, N-1
Susan Harrington, N-2	Leslie & Rhoda Resnick, N-7
Christopher & Stacey 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 3, 2023. With 12 units represented in person and two by proxy, a quorum was confirmed.

IV. APPROVE MINUTES FROM 2022 ANNUAL OWNER MEETING

Motion: Leslie Resnick moved to approve the minutes of the October 1, 2022 Annual Meeting as presented. George Harrison seconded, and the motion carried.

V. PRESIDENT'S REPORT

Tori Gustafson said the Board has been discussing the sewer lines and parking lot asphalt. Marston Engineering was recently contracted to do a topographical survey to determine the scope of work at a cost of \$7,720. The rough cost estimate for the sewer line replacement is \$90,000 and the asphalt bid is \$108,540. George Harrison spoke with Ned West, the Planner for the Town of Dillon. They will provide a list of the planning, engineering and utilities work needed for the permits for the sewer and asphalt projects. The topographical survey is the first step in the process. They plan to complete the survey before there is snow on the ground. The sewer lines are being replaced proactively since they are 60+ years old and starting to fail at the North building. The asphalt will have to be torn up for the sewer line replacement and it is also original, so it makes sense to replace it at the same time. Other considerations during the project will be moving the fire hydrant, improved drainage and adding a few more parking spots.

VI. TREASURER'S REPORT

A. *Year-to-Date Financials*

Deb Borel reported that as of August 31, 2023, the Association had \$9,996 in Operating cash and \$109,373 in Reserves. The Association was operating \$2,879 favorable to budget year-to-date.

B. *Approval of 2024 Budget*

Kathleen Kelble stated that the 2024 Budget includes a 10% Operating dues increase and a 10% increase to the Reserve contribution. There is a new line item for Snow Shoveling budgeted at \$3,000. This service used to be provided by SRG but will now be subcontracted. It was noted that SRG did not raise their management fee for 2024.

Brian Hedrick proposed eliminating cable. Deb Borel said the Board has discussed this idea but the Association has a contract with Xfinity that cannot be canceled. Eliminating the cable service could result in satellite dishes on the decks. The bulk contract cost is just under \$100/unit/month for cable and internet. Tori Gustafson said there was a vote a few years ago and the majority of owners wanted bulk cable and internet.

Motion: Mary Prouty moved to approve the 2024 Budget as presented. Kathleen Kelble seconded, and the motion carried.

There was discussion about how to finance the asphalt and sewer pipes. Some of the Reserve balance will be used and the Board will discuss a Special Assessment or a bank loan. A Special Assessment would likely be due next spring or summer.

VII. OWNER EDUCATION

For compliance with Colorado state law, Deb Borel provided owner education regarding insurance. Owners are strongly encouraged to carry an HO6 policy for their unit contents as well as coverage for the \$5,000 Association deductible, liability, loss of use or loss of rent, upgrades and Special Assessments. A letter was included in the packet that owners can give to their agent to determine their individual policy needs.

There was general discussion about radon testing. Preston Stone said they tested in 2019 and the results were negative. Susan Harrington said their test came back with a reading of about 5.5.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS/OWNER DISCUSSION

A. *Landscaping*

Leslie Resnick said the plastic underlayment is exposed in front of Units 5, 6 and 7.

Action Item: SRG will refresh the mulch in the spring.

B. Short-Term Rentals and Emotional Support Animals

There was a question regarding any requirement for owners to allow renters to bring emotional support animals versus service animals. Kevin Lovett recommended that owners check with their attorney to ensure they avoid the potential for discrimination. In general, only owners are allowed to bring pets to the property.

C. Development

There was a question regarding the potential buyout of the property by a developer. The Declarations specify that 80% of the owners would have to approve the sale of the entire property. Several owners voiced their opposition to selling the property.

X. ELECTION OF DIRECTORS

The terms of all five Board members expired and all were running for re-election. There were no other nominations from the floor.

Motion: Leslie Resnick moved to re-elect all five incumbents. Susan Harrington seconded, and the motion carried.

XI. SET NEXT MEETING DATE

The next Annual Meeting was set for Tuesday, October 1, 2024 at 6:00 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

Approved By: _____ Date: _____
Board Member Signature