

**DILLON PINES TOWNHOME ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
August 4, 2025**

**I. CALL TO ORDER**

The meeting was called to order at 6:01 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  
Claire Bochner, Director, S-12

Homeowners participating were:

Deb & Tony Kelly, S-1  
Cherie & Brian Hedrick, S-6  
Kurt Robinson, S-11  
Susan Harrington, N-2  
Leslie & Rhoda Resnick, N-7

Panita Wichiankuer, S-5  
Mary Ruth & Dale Stamp, S-9  
Mary & Jon Prouty, N-1  
Kelly DeFlieger, N-4  
Stacey & Chris Dawes N-9

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

**III. PROOF OF NOTICE/QUORM REQUIREMENT**

Notice of the meeting was sent on July 21, 2025. With 15 units represented in person, a quorum was confirmed.

**IV. APPROVE MINUTES FROM 2024 ANNUAL OWNER MEETING**

**Motion:** George Harrison moved to approve the minutes of the October 1, 2024 Annual Meeting as presented. Tori Gustafson seconded, and the motion carried.

**V. PRESIDENT/VICE PRESIDENT REPORT**

*A. Sewer Line/Asphalt Replacement Update*

George Harrison presented an overview of the special projects. Marston Engineering has been hired to develop plans for replacement of the parking lot asphalt and the section of the sewer line that is under the parking lot. The plans have been submitted to the Town of Dillon for approval. They have also provided bidding documents and cost estimates. A comprehensive evaluation of the existing sewer lines was done to understand the conditions. The sewer line project will entail replacement of the original 4" cast iron pipe running between the North and South buildings under the parking lot, adding new cleanouts and a manhole to facilitate access, and getting cost estimates for epoxy sleeving of the pipes in some areas under the South building. The second project is replacement of the deteriorating asphalt, including reconfiguring the slope to improve drainage, the addition of several more spaces to comply with Dillon parking requirements, and relocating the fire hydrant on the north side of the North building to

improve overall functionality. A future project under consideration is replacement of the EPDM roof membrane on the North and South buildings.

The main driver of the projects this summer is the sewer lines. They are over 60 years old and there is concern about the integrity of the section running from the North to the South building. There have been serious sewer backups in the basements of N1 and N2. After repeated aggressive cleaning, the vendor has concerns about condition of the pipe. Scheduling the replacement proactively allows the Board to determine the timing and budget rather than having to react on an emergency basis. If the line fails during the winter, the North building will be uninhabitable. In N1 and N2 and all of the South building, the sewer line runs under the cement floor of the units, making replacement impractical. New cleanouts will be added outside the North and South buildings so the sewer line can be sleeved with epoxy if they are damaged in the future. Units N3 – N10 have crawlspaces that provide access to the sewer lines, so plumbing repairs are relatively straightforward. Those lines could be replaced proactively in the future, but they are not an imminent concern.

The parking lot asphalt has been in critical condition for years. It is not draining properly, leading to deterioration of the surface and ice build-up during the winter. The asphalt will have to be dug up during the sewer line replacement, so it makes sense to replace it at the same time. The current location of the fire hydrant by the North building blocks cars from passing through if a car is parked in line with the hydrant. The proposal is to move it to the northeast corner of the parking lot. A landing spot will be created from the main driveway onto LaBonte to prevent vehicles from sliding onto the road. The parking lot will be reconfigured to head in spaces facing the South building to meet the Town of Dillon requirement for two spaces per unit (43 total). There will be additional parking by the shed. Concrete drainage pans will be added in the middle of the main parking lot to collect and channel the water offsite.

The existing membrane roofs are about 30 years old, and the typical useful life is 20 – 40 years, but this has been reduced by the harsh climate conditions. The membrane is starting to break away from the fasteners that hold it to the substrate, and many seams are starting to fail, resulting in numerous leaks into units. Temporary repairs were made over the past two years to extend the life and they should last through the winter.

The sewer line replacement needs to be done as quickly as possible. The intent is to do the sewer line and asphalt this fall. The plans have been submitted to the Town of Dillon for approval and permits and bids are being solicited for the work. The parking lot will have to be closed for several weeks and the water will have to be shut off to both buildings for several days during the sewer line replacement. The Board will communicate the schedule once a contract is signed.

Tori Gustafson discussed the Special Assessment. Discussions about this project started in 2019 and discussions about the Special Assessment started in 2022. The Board was shocked by the recent cost estimate. A 13% contingency has been added for unknowns.

Any extra funds from the Special Assessment can be used for the roof replacement. Three bids will be obtained.

Owner questions and comments addressed the following topics:

1. Jon Prouty was concerned about the impact of sewer issues on N-1 and N-2. George Harrison said the plan is to sleeve the pipes running under N-1 and N-2, since digging out those sewer lines would be a very involved project. If there are problems in the future, the new cleanouts will provide access to the pipes.
2. Dale Stamp asked how long the issues had been going on. Jon Prouty said the first incident was about 10 years ago. All lines have been scoped, and they are currently clear, but the contractor cannot determine the thickness or integrity of the pipe material. Mary Prouty said they removed an 8" section of the pipe under their slab and it was in pristine condition. George Harrison said the main concern is the sewer line running from N-2 out into the parking lot. It has been cleaned most aggressively. One contractor is now unwilling to do additional jetting due to the unknown condition of the pipe. The blockages have mainly impacted N-1 and N-2 but there has been damage from backups in the upper North building units as well. Dale objected to paying a Special Assessment without detailed bids for the sewer line work. He proposed postponing the asphalt work. He was concerned about the lack of transparency.
3. Kurt Robinson thought the sewer pipes for his unit were an asphalt material, not cast iron. George Harrison noted S-11 and S-12 have different configurations because they have crawlspaces. Kurt was in favor of looking at the three large projects independently.
4. Brian Hedrick questioned the threefold price increase in 21 months, based on estimated costs mentioned in the 2023 minutes. Tori Gustafson said firm bids have not yet been obtained. The pricing is based on estimates from the engineer.
5. Susan Harrington proposed using the fire hydrant space for snow storage, requested regrading the parking lot to improve drainage and asked if three spaces could be provided for the larger units. She suggested consideration of back-in parking configuration. George Harrison responded that the cost to move the hydrant will be \$30,000 – \$50,000. The intention is to push the Town to pay for moving the hydrant. Tori Gustafson noted that if the Town will not pay for the hydrant, three parking spots will be lost between the two buildings. The number of parking spaces is not grandfathered because of the work being done to the asphalt.
6. Leslie Resnick thanked the Board for working on this issue.
7. Chris Dawes felt the cost of splitting the project into two phases versus one should be reviewed, as there might be significant economy of scale by doing the asphalt at the same time.

Deb Borel noted that the application to the Town is posted on the website.

George Harrison asked the owners how they would like the Board to proceed, and if they would support moving forward with the sewer portion and postponing the parking lot asphalt. He was not comfortable promising to provide all bids and contract details to

the owners. It would not be efficient and would take an inordinate amount of time for the Board members. Deb Borel said she can post the information on the website. The Board will rework the scope of work to address the sewer line only.

## **VI. TREASURER'S REPORT**

### *A. Year-to-Date Financials*

Deb Borel reported that as of June 30, 2025, the Association had \$10,314 in Operating cash and \$137,696 in Reserves. The Association was operating \$134 unfavorable to budget year-to-date. The Reserve contributions were not made in May and June 2025 due to cash flow.

### *B. Approval of 2026 Budget*

The most significant increase to the 2026 Budget was for Insurance (40%). The budget includes 5% increases to the Management Fee, Snow Removal, Cable TV and Trash Removal, along with Taxes & Licenses (\$100), Landscape Maintenance (80%) and the Reserve contribution (10%).

Since the 2026 Budget was not rejected by 51% of the membership, it was deemed ratified.

ACH payments will be updated automatically but owners who have automatic payment issued by their bank will need to adjust the dues amount effective January 1, 2026.

### *C. Special Assessment Discussion*

This agenda item was not discussed further based on the owner's direction regarding the sewer line replacement.

### *D. Special Assessment Approval*

This agenda item was not discussed further based on the owner's direction regarding the sewer line replacement.

## **VII. OWNER EDUCATION**

The insurance deductible has been increased to \$50,000. Owners should make sure they have a rider to their individual policy to cover this amount. Information was included in the packet that owners can provide to their carrier to ensure proper coverage.

## **VIII. OLD BUSINESS**

### *A. Deck Staining*

Owners are responsible for staining their own decks and the HOA will provide the stain. Owners were asked to reach out to Deb Borel for access to the stain.

**IX. NEW BUSINESS/OWNER DISCUSSION**

**A. Cable/Internet**

The Board would like owner feedback regarding the cable/internet service. The current contract expires in June 2026. In a straw poll (for Board guidance only), ten owners were in favor of keeping the cable and internet and five were in favor of internet only.

**X. ELECTION OF DIRECTORS**

The terms of all five Board members expired, and Claire Bochner, Kathleen Kelble, Tori Gustafson and George Harrison have indicated their willingness to run for re-election. There were no other nominations from the floor.

**Motion:** Susan Harrington moved to re-elect the four incumbents by acclamation. Kurt Robinson seconded, and the motion carried.

**XI. SET NEXT MEETING DATE**

The next Annual Meeting was set for Wednesday, September 23, 2026 at 6:00 p.m. via Zoom.

**XII. ADJOURNMENT**

The meeting was adjourned at 8:01 p.m. with a motion, a second, and all in favor.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_