

**DILLON PINES TOWNHOME ASSOCIATION
ANNUAL HOMEOWNER MEETING
September 23, 2026**

I. CALL TO ORDER

The meeting was called to order at 6:02 p.m. by Tori Gustafson via videoconference.

II. INTRODUCTION OF OWNERS

Board members participating were:

Tori Gustafson, President, N-3
Deb Kelly, Treasurer, S-1
Leslie Resnick, Director, N-7

George Harrison, Vice President, S-7/S-8
Claire Bochner, Director, S-12

Homeowners participating were:

Panita Wichiankuer, S-5
Dale Stamp, S-9
Kurt Robinson, S-11
Susan Harrington, N-2
Danny Mazur, N-6

Cherie & Brian Hedrick, S-6
Floyd & Cathline Taub, S-10
Louis Bochner, S-12
David Braddock, N-5
Stacey & Chris Dawes N-9

Representing Summit Resort Group were Kevin Lovett and Deb Borel. The minutes were transcribed by Summit Management Resources.

III. PROOF OF NOTICE/QUORM REQUIREMENT

Notice of the meeting was sent on August 23, 2026. A quorum was confirmed.

IV. APPROVE MINUTES FROM 2025 ANNUAL OWNER MEETING

Motion: Dale Stamp moved to approve the minutes of the August 4, 2025 Annual Meeting as presented. Leslie Resnick seconded, and the motion carried.

V. PRESIDENT/VICE PRESIDENT REPORT

A. Sewer Line/Asphalt Replacement Update

Tori Gustafson reported that the sewer line and asphalt replacement projects are nearing completion, with several punch-list items remaining. Some projects will be deferred until next year due to cost. She hopes to organize an owner workday in the spring to complete some of the smaller projects.

The asphalt along the South Building is complete; however, curb stops were not included in the original design, and the retaining wall is now level with the asphalt. Owners should use caution when parking, particularly in the area near Units S-1 through S-4. The Board is working on a solution and will coordinate with the snowplow contractor. Cones will be placed along the area until a more permanent solution is determined.

Striping of the main parking lot is scheduled for tomorrow, September 24, 2026. Dale Stamp suggested stringing yellow rope between traffic cones to better identify the edge of the parking area. Floyd Taub offered to donate black poles with reflectors as another temporary safety measure.

The Board also discussed the roofing project and the issue involving roofing screws penetrating the interior ceilings of several units. The majority of the affected ceilings in the North Building have been repaired, with the exception of areas over the decks. Owners were asked to inspect their ceilings and notify the Board of any remaining issues.

The roofing project is approximately \$60,000 over budget due primarily to new Town requirements for R-35 insulation that were implemented after the original bid was approved and the Special Assessment collected. The original roofing bid did not include this insulation. The contractor has agreed to allow the Association to pay the additional cost in installments.

The parking lot project is currently approximately \$21,000 over budget, with some additional expenses still pending. During construction, Xcel was required to lower the gas lines from the LaBonte entrance to the top of the parking lot. Xcel completed this work at its expense, saving the Association more than \$100,000. As part of the work, new gas lines were installed from the main lines to the individual unit meters.

Additional unforeseen conditions also contributed to the project costs. The curb stop valve used to shut off water from the main in front of the North Building was found to be nonfunctional. Work had to be stopped while the excavator traveled to the Front Range to obtain a replacement valve. In addition, replacement of the stairs near N-1 was not included in the original design but became necessary because of grading issues.

The project required additional engineering coordination and multiple meetings, resulting in additional engineering fees. The engineers provided extensive oversight and identified several items requiring correction during construction. They provided the Association with a 10% discount on their fees.

Deb Borel noted that some of the most significant changes involved the sidewalks in front of the South Building and along the west side of the North Building. The existing sidewalks were improperly sloped and directed water toward the buildings. Portions of the newly installed concrete sidewalks were also installed incorrectly and will be removed and replaced by the contractor at no additional cost to the Association to ensure proper drainage away from the buildings.

George Harrison emphasized that the Board wants to ensure owners are satisfied with the interior ceiling repairs resulting from the roofing work. Owners were asked to inspect their ceilings before the end of the year and report any remaining

concerns. The repair process consists of removing the protruding portion of the roofing screw, filling the resulting hole with putty, and resealing the affected ceiling board with a clear coat.

VI. TREASURER'S REPORT

A. Year-to-Date Financials

Deb Borel reported that as of July 31, 2026, the Association had \$15,130 in Operating cash and \$741,506 in Reserves. Total Expenses were \$12,837 favorable to budget year-to-date.

B. Presentation of 2027 Budget

The 2027 Budget includes decreases to Insurance (\$3,342) and Roof Repairs (\$3,600) and increases to the Management Fee (5%), Postage/Office (\$40), Repairs and Maintenance (\$1,200), Water/Sewer (\$1,200), Landscape Maintenance (\$1,500) and the Reserve contribution (\$11,088). There is a proposed dues increase that was noted on the Dues Calculation Spreadsheet. ACH payments will be updated automatically but owners who send in a check or have automatic payment issued by their bank will need to adjust the dues amount effective January 1, 2027.

Brian Hedrick proposed removing cable and internet from the budget. David Braddock noted that the least expensive Starlink option is \$55/month. Deb Borel suggested sending out an owner survey prior to the contract termination.

VII. OWNER EDUCATION

Information was included in the packet that owners can provide to their insurance carrier to ensure they have proper coverage.

VIII. OLD BUSINESS

A. Deck Staining

The HOA provides stain to owners for touch-up staining.

IX. NEW BUSINESS/OWNER DISCUSSION

A. EV Charging

David Braddock shared slides of his proposal for installation of EV charger equipment for individual owners. He suggested adding metal holder to the roof eave beam to support the charger cable and keep it off the sidewalk. He offered to provide a mock-up when he is at the property in October. Deb Borel requested that he submit a plan that routes the wiring underground as a more aesthetic option that can be shared with any interested owners. Leslie Resnick noted that there might be a spot at the east end of the building where a common charger could be installed.

B. Handicapped Parking

Floyd Taub suggested marking an unstriped area at the end of one building as a handicapped parking spot. Deb Borel said the paving contractor indicated it had too much slope and encouraged owners with special access needs to park in any of the unmarked spots as long as they do not block other vehicles.

X. ELECTION OF DIRECTORS

The terms of Deb Kelly and Leslie Resnick have expired, and both were willing to run for re-election. There were no other nominations from the floor.

Motion: Tori Gustafson moved to re-elect the two incumbents by acclamation. George Harrison seconded and the motion carried.

XI. SET NEXT MEETING DATE

The next Annual Meeting was scheduled for Wednesday, September 22, 2027 at 6:00 p.m. via Zoom.

XII. ADJOURNMENT

Motion: Tori Gustafson moved to adjourn at 7:11 p.m. Kurt Robinson seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature