

**Dillon Pines  
Board of Directors Meeting  
March 1, 2022**

Board members present via Zoom were Tori Gustafson, Claire Bochner, Kathleen Kelble, George Harrison and Mary Kay Stewart. A quorum was present.

Representing Summit Resort Group via Zoom was Deb Borel.

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**I. Call to Order**

The meeting was called to order at 3:01 pm.

**II. Owners' Forum**

No Owners, other than board members, were present.

**III. Approve Minutes from previous Board Meetings** – George made a motion to approve the minutes from the November 20, 2020 Board meeting. Tori seconded, and the motion carried.

**IV. Financials**

December 2021 close financials report that the HOA has \$15,011.83 in Operating and \$83,078.23 in Reserves. December 2021 Profit and Loss statement reports that the HOA closed the year \$5,617.27 over budget in Operating Expenses.

January 2022 close financials report that the HOA has \$12,672.92 in Operating and \$85,307.51 in Reserves.

January 2022 Profit and Loss statement reports that the HOA is \$477.48 under budget in Operating expenses.

**Capital Plan Review 2022**

The following are the 2021 Allocated Capital expenses for 2022

- Roof Repairs - \$1,000 allocated
- Heat Tape on both buildings - \$4,000 allocated
- Gutter on both buildings - \$4,000 allocated
- Siding Replacement - \$8,000 allocated (\$4,000 per building)
- Concrete on both buildings - \$4,000 allocated

**V. Managing Agents Report**

**A. Complete / Report Items**

- a. Replaced heat tape as needed
- b. Roof repair above N1/N2 is complete
- c. Backflow test and inspection complete
- d. Replaced heat tape on south building

- e. Concrete work is complete
- f. All decks have been stained
- g. Camera has been installed and points to the dumpster

#### **VI. Ratify Board Actions via Email**

David made a motion to approve the following actions that have taken place via email since the last board meeting:

- 11/18/2021 – Window Request Denied
- 12/11/2021 – Window Request approved with double hung windows

Tori seconded, and the motion carried.

#### **VII. Old Business**

- A. Sewer Update – Snowbridge will provide a bid to replace the sewer lines in the north and south buildings.
- B. Siding on the Ends of the Buildings – This will be completed in the spring. George would like to be present when the project begins.
- C. Tree Trimming – Tori stated that trees do not belong to owners. SRG will send an email to owners letting them know they are not permitted to cut trees without board approval. In the email, owners will be reminded that it is considered vandalism to cut trees without board approval, and police will be called, and a report filed if a violation occurs. George suggested hiring an arborist to go onto South building decks and professionally trim trees that are blocking views as well as trim/remove those that are dead or dying. All trees that are touching the building will be trimmed. David suggested planting trees selectively as well as trimming.
- D. South Lawn Fence / Barrier Options – Board discussed placing No Trespassing / Private Property signs along Lodgepole in the summer during the Farmers Market and Amphitheater events. George suggested installing a split rail fence on the property line. George will reach out to the Town of Dillon and determine what the latest plan for Lodgepole regarding parking, the addition of a sidewalk, etc.

#### **VIII. New Business**

- A. 2022 Disclosure as required by CCIOA – it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA’s website.
- B. 2021 Tax Returns – Tori made a motion to approve the returns as presented and SRG to sign. George seconded, and the motion carried.
- C. Property Management agreement Update – Tori made a motion to approve the mid contract management agreement price adjustment of 10%. Kevin Lovett agreed to not raise the management fee for 2023. George seconded, and the motion carried.
- D. Special Assessment – Owners will be forewarned about the special assessment for parking lot and sewer lines.

**IV. Next Meeting Date**

The next Board of Directors meeting will be in June in the form of a walk around the complex. Deb will poll the board in May to set the date. At this walk around, the following will take place:

- Decks will be assessed. Paul will take an inventory of decks that are turning black.
- Trees will be assessed for trimming.
- Bids will be obtained from Snowbridge and APeak prior to the walk around

**V. Adjournment**

With no further business, at 3:58 pm, Kathleen made a motion to adjourn the meeting. Claire seconded, and the motion carried.

Approved by:\_\_\_\_\_ Date:\_\_\_\_\_