

**Dillon Pines
Board of Directors Meeting
March 11, 2021**

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

Representing Summit Resort Group via Zoom were Deb Borel and Kevin Lovett.

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I. Call to Order

The meeting was called to order at 1:03 pm.

II. Owners' Forum

No Owners, other than board members, were present.

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

IV. Financials

December 31, 2020 fiscal year close financials reports \$13,547.53 in Operating and \$61,110.42 in Reserves.

December 2020 Profit and Loss statement reports that the Association is \$1,395 over budget in year-end Operating expenses.

All Reserves contributions were made in 2020.

January 31, 2021 close financials report that the HOA has \$13,046.89 in Operating and \$63,336.15 in Reserves.

January 2021 Profit and Loss statement reports that the HOA is \$460.38 under budget in Operating expenses.

Capital Plan Review 2021

The following are the capital expense allocations for 2021:

- Roof repairs - \$1,000 allocated
- Siding Replacement on both buildings - \$8,000 allocated – George and Deb will meet Isaac on site to discuss options on Friday, March 19, 2021 at 6:00 pm.
- Deck Staining - \$2,000 – SRG will obtain a bid to have a deck stained at owner expense or owners can do it themselves.

V. Managing Agents Report

A. Complete / Report Items

- a. All Phases Plumbing has confirmed that the exposed sewer lines in the north building are secure.
- b. There was a roof leak in N6. It has been repaired.
- c. The area between the north building and the hotel will not be maintained again this summer.
- d. The house electric box that was in until S12 was relocated to the exterior of the building above the flower bed on the end of the building.

VI. Ratify Board Actions via Email

There were no board actions taken via email since the last meeting in November.

VII. Old Business

- A. Sewer Update – The board discussed the issue of the sewer line for N1. An attorney was hired to determine whose maintenance responsibility the sewer line was, and per the governing documents, the owner of N1 is the responsible party. The board reviewed the letter that the attorney drafted. The letter also states that the owner may not add a backflow preventer to the line. Tori made a motion to approve the letter be sent to the owner of N1 as written. Mary Kay seconded, and the motion carried. George suggested that the HOA proactively schedule the sewer line replacement and put the cost on the capital plan. SRG will obtain a bid to replace the sewer line in both north and south buildings.
- B. Siding on the Ends of the Buildings – the board reviewed a bid to replace the siding on the ends of the buildings. George will be in town on March 19-21 and will meet with Isaac, the siding person, and Deb and discuss the scope.

VIII. New Business

A. Annual Notifications

- i. HB 1254 - Per Colorado Legislation, Summit Resort Group presented the annual Management Fee Disclosure to the Board.
- ii. 2021 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. Insurance Renewal – The board reviewed the proposal from Farmers Insurance. It is recommended that the HOA increase the cost per square foot to \$220. The cost for that increase would be an additional \$322 to the overall annual premium. After review of the Farmers proposal, Tori made a motion to approve the bid as presented to include the \$220 per square foot increase. George seconded, and the motion carried.

- C. Comcast Renewal – The board reviewed the Comcast proposal that was included in the meeting packet. George made a motion to approve the proposal as presented and keep the same services. Mary Kay seconded, and

the motion carried. A survey will be sent to owners to determine if they would like internet added for an additional \$40 per month. Owners would see the increase to dues take effect in 2022, along with any other necessary increase to fund Operating or Reserves.

- D. Letter from Owner – The board read a letter from an owner regarding the asphalt and parking at Dillon Pines. The board is not in favor of adding or selling parking spaces.
- E. Tree and Weeds 2021 – The board approved the bid as presented.
- F. 2020 Tax Returns – George made a motion to approve the returns as presented and SRG to sign. Kathleen seconded, and the motion carried.
- G. The board received a request from an owner regarding the process of the HOA to become HUD approved. Deb will follow up with the owner and try to determine the implications of becoming HUD approved.

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.

V. Adjournment

With no further business, at 2:17 pm, George made a motion to adjourn the meeting. Mary Kay seconded, and the motion carried.

Approved by:_____ Date:_____