

**Dillon Pines
Board of Directors Meeting
May 18, 2020**

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

Representing Summit Resort Group via Zoom was Deb Borel.

* * * * *

I. Call to Order

The meeting was called to order at 3:04 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 August 16, 2019 and September 29, 2019 Board meetings. Mary seconded, and the motion carried. The 2019 Annual Meeting Minutes were included in the packet for review. They will be approved at the 2020 Annual HOA meeting.

IV. Financials

March 31, 2020 close financials reports \$4,324.09 in Operating and \$47,227.535 in Reserves.

March 2020 Profit and Loss statement reports that the Association is \$1,337.03 under budget in year to date Operating expenses.

There is a \$14,000 balance due to Reserves from Operating from several years ago. Deb explained the actions that the board could take regarding this balance. After discussion, George made motion to forgive the debt. Mary Kay seconded, and the motion carried.

All Reserves contributions have been made in 2020.

All Owners are current with dues, except N1. Deb will forward all the email correspondence regarding the issue to the board and the board will meet again to discuss. If necessary, an attorney will be hired to determine whether the owner of N1 is responsible for the payment of the \$7,000 for the de-scaling of the sewer line that services only his unit. Deb will obtain an approximate cost for the legal advice.

V. Managing Agents Report

A. Complete / Report Items

- a. Irrigation is up and running
- b. Trees have been systemically treated for bugs – for future systemic treatments, an email will be sent to one owner letting her know that the treatment will take place.

The board agreed that the weeds would be sprayed. An email will be sent to owners prior to the spraying.

- c. Terri Erwin did not pay the judgement that is owed to Dillon Pines. Until the judgement is satisfied, he may not purchase another property.
- d. There have been several roof leaks that have been repaired – South 8 roof leak will be investigated. The leak is coming from the chimney area, dripping down the chimney and onto the tile.
- e. The area between the north building and the hotel will not be maintained this year
- f. The kayak rack will be moved to its summer location. Every boat on the rack will be required to have the owner's name and unit number on it. If a boat is on the rack without a name and unit number, it will be removed from the rack and donated. Deb will send an email to all owners informing them of the new policy.
- g. The asphalt repair by S1 and S2 seemed to be successful this winter
- h. The House electric panel that is located inside unit S12 will be relocated to the exterior of the building above the flower bed on the south building
- i. Covers will be closed on the heat tape outlets

VI. Ratify Board Actions via Email

George made a motion to ratify the following Board actions via email, since the last meeting.

- A. 10/1/19 – Snow Removal contract was approved
- B. 3/2/20 – Insurance with Farmers was approved
- C. 3/3/20 – Property Management Agreement renewal was approved
- D. 3/13/20 – 2019 Tax Returns approved
- E. 3/24/20 – Tree and Turf bid was approved

Mary seconded, and the motion carried.

VII. Old Business

- A. Sewer Clean Out at the Top of North Building – The board reviewed a bid to add a sewer clean out to the upper side of the North building. George made a motion to add this clean out. Mary seconded, and the motion carried.
- B. Siding on the Ends of the Buildings – the board reviewed a bid to replace the siding on the ends of the buildings. This will be discussed further after the summer walk around is complete.

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. 2020 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.
 - iii. The board reviewed the Conflict of Interest Policy and each will sign Conflict of Interest Acknowledgements and email it to SRG.
- B. SRG will obtain a bid to place an aspen as well as an evergreen between Dillon Pines and the neighboring property.

- C. Summer Capital Plan Review – The board reviewed the capital projects that are on the schedule for this summer. They will be discussed further after the summer walk around the property.
- D. Paul will be asked if the stain in the shed is good and if it is, George and Mary will take some to stain their decks.

IV. Next Meeting Date

The next Board of Directors meeting will be on Thursday, June 4, 2020 at 3:00 pm via Zoom.

V. Adjournment

With no further business, at 4:35 pm, Mary made a motion to adjourn the meeting. Tori seconded, and the motion carried.

Approved by: _____ Date: _____