

**Dillon Pines
Board of Directors Meeting
August 27, 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 were Deb Borel and Kevin Lovett.

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I. Call to Order

The meeting was called to order at 2:04 pm.

II. Owners' Forum

Owner Susan Harrington was present.

III. Approve Minutes from previous Board Meetings – Mary Kay made a motion to approve the minutes from the May 18, 2020 Board meeting. Mary seconded, and the motion carried.

IV. Financials

July 31, 2020 close financials reports \$7,068.03 in Operating and \$51,880.53 in Reserves.

July 2020 Profit and Loss statement reports that the Association is \$333.31 over budget in year to date Operating expenses.

All Reserves contributions have been made in 2020.

2021 Budget Discussion

The board reviewed two budget options for 2021. The first had a dues increase to cover day-to-day operating expenses but no contribution to reserves. The second option included a portion of the increase being applied to reserves. Tori made a motion to approve the budget for presentation to owners with the dues increase being applied to operating and reserves. Mary Kay seconded, and the motion carried. This proposed budget and dues allocation spreadsheet will be included in the Annual Meeting Notice that will be mailed to owners on September 3, 2020.

V. Managing Agents Report

A. Complete / Report Items

- a. Turner Morris repaired roof leak at S10
- b. Ace Sewer and Drain scoped the sewer line in south building to determine the direction the lines run – SRG will place the diagram on the website.
- c. Turner Morris re-installed roof caps for south 12 and south 8
- d. Removed signs and repaired and painted them
- e. Capped off exterior spigot on the end of south building on S12
- f. Weed spraying is complete

- g. Systemic treatment of trees is complete
- h. Backflow testing complete
- i. Clean out at the east end of the north building has been installed
- j. The House electric box that is inside unit S12 will be relocated to the exterior of the building above the flower bed on the east side of the south building
- k. Trash pickup has increased from once weekly to twice weekly

VI. Ratify Board Actions via Email

Mary made a motion to ratify the following Board actions via email that have taken place since the last meeting.

- A. 6/3/20 – Denial of Yoga Request
- B. 6/5/20 – S12 tenant may park in lot
- C. 7/17/20 – Friday signage approved

Kathleen seconded, and the motion carried.

VII. Old Business

- A. Sewer Clean Out Cost – The board discussed the outstanding balance on N1's HOA statement concerning the Snowbridge expense to de-scale the sewer line. After much discussion, the board agreed that the cost will remain on the invoice of N1. They board also stated that both north and south buildings would be flushed annually by Ace Sewer and Drain. An attorney will not be hired at this time but will be considered if the owner of N1 continues to pursue the issue. The board may consider removing the charge only if there is an understanding between the owner of unit N1 and the HOA that the issue is dropped.
- B. Ace Sewer and Drain will be hire to flush the north building annually from the newly added east clean out towards the clean out by the dumpster.
- C. Siding on the Ends of the Buildings – the board reviewed a bid to replace the siding on the ends of the buildings. George stated that adding trim to the building would be an added feature. SRG will obtain a bid to add trim to the building as well. George and Deb will coordinate a time when George is in town.

VIII. New Business

- A. An email will be sent to all owners reminding them that only toilet paper may be placed into the toilet. Flushable wipes along with all material except toilet paper are harmful to aging sewer lines.
- B. There has been an incident where there was a gas leak between the natural gas line and gas grill. Included in the email will be a reminder to owners to check for gas leaks frequently if their gas grill line is tied into their natural gas.
- C. Tree Removal Request – An owner requested that he be allowed to remove a tree that his grandfather planted many years ago in the lawn between the south building and the lake. George made a motion that the owner be allowed to remove the tree and pay for a replacement tree. They type of replacement tree and location it will be placed will be determined by the board. Mary Kay seconded, and the motion carried.
- D. Parking Passes – this topic will be discussed when parking becomes an issue.
- E. Annual Meeting Notice – The board reviewed and approved the annual meeting notice to be mailed to owners on September 3, 2020.

- F. Annual Meeting Packet – The board reviewed the annual meeting packet and discussed presentation.
- G. Mary Hahn has sold her unit, so she submitted her resignation to the board. Mary was thanked for her service on the board.
- H. The 2021 meeting will be held on October 2, 2021.

IV. Next Meeting Date

The next Board of Directors meeting (via Zoom) will be on Saturday, October 3, 2020 following the annual meeting to elect officers.

V. Adjournment

With no further business, at 3:51 pm, Kathleen made a motion to adjourn the meeting. Tori seconded, and the motion carried.

Approved by: _____ Date: _____