

**Dillon Pines
Board of Directors Meeting
August 27, 2021**

Board members present via Zoom were Tori Gustafson, Kathleen Kelble, 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 9:00 am.

II. Owners' Forum

No Owners, other than board members, were present.

III. Approve Minutes from previous Board Meetings – Tori made a motion to approve the minutes from the March 11, 2021 Board meeting. Mary Kay seconded, and the motion carried.

IV. Financials

July 31, 2021 close financials report that the HOA has \$12,857.87 in Operating and \$76,712.47 in Reserves.

July 2021 Profit and Loss statement reports that the HOA is \$3,407.57 under budget in Operating expenses.

2022 Budget Options

The Board discussed two budget options as follows:

- With \$5 per unit per month into Reserves
 - Insurance - \$1,290 based on actuals + allowance for 10% increase
 - Postage / Office - \$195 decrease based on actuals
 - Water / Sewer - \$400 increase based on actuals + allowance for 1% increase
 - Cable / Internet - \$8,412 increase based on actuals (added Internet)
 - Trash Removal - \$796 increase based on actuals
 - Meeting Expense - \$300 decrease based on Zoom
 - Reserves - \$1,320.04 increase based on \$5/per unit/per month
- Without a contribution into Reserves
 - Insurance - \$1,290 based on actuals + allowance for 10% increase
 - Postage / Office - \$195 decrease based on actuals
 - Water / Sewer - \$400 increase based on actuals + allowance for 1% increase
 - Cable / Internet - \$8,412 increase based on actuals (added Internet)
 - Trash Removal - \$796 increase based on actuals

○ Meeting Expense - \$300 decrease based on Zoom
Tori made a motion to approve the proposed budget with the \$5 per month/per unit included. Mary Kay seconded, and the motion carried.

V. Managing Agents Report

- Carime Lee is no longer with the law firm that we have been using. Bob Gregory will be working with us in the future.
- Cleaned and re-sealed gutter at S11
- Sealed chimney cap at N1
- Replaced backflow for irrigation
- Backflow test and inspection complete
- Trees treated systemically
- The owner of S11 should be planting a tree this fall to replace the one he removed last summer. I have requested that it be planted by the stump between Dillon Pines and Coeur de Lac.

VI. Ratify Board Actions via Email

Tori made a motion to approve the following actions that have been made via email since the last board meeting.

- 03/24/21 – Approval for N1 to install washer/dryer
- 04/17/21 – Internet survey approved to send to owners
- 05/24/21 – Approval to upgrade to Internet
- 08/03/21 – Letter to N1 approved with changes
- 08/13/21 – Approval to send backflow letter to N1

Kathleen seconded, and the motion carried.

VII. Old Business

- A. Sewer Update – There is no sewer update
- B. Siding on the Ends of the Buildings – the board reviewed a bid to replace the siding on the ends of the buildings. Tori made a motion to approve the bid from Isaac to replace the siding on the ends of the buildings as well as the trim around the windows. Kathleen seconded, and the motion carried.

VIII. New Business

- A. S12 Basement Water – Tori recommended that the HOA and owner split this equally. The attorney will be asked to send a letter to the owner that the HOA proposes a split cost.
- B. Fence – Mary Kay would like to place a fence to prohibit people from coming into the yard. Deb is working with Ned West from the Town of Dillon to determine snow storage easements.
- C. Deck Staining – Tori made a motion to hire Paul from SRG to stain decks that owners have not stained. Kathleen seconded, and the motion carried. Decks will be inspected on October 1 and those who have not been done will be stained.
- D. Concrete by S12 and N2 – The board discussed the need to change the slope of the cement sidewalk by S12. They also discussed the heaving issue by N1.

Mary Kay made a motion to approve the bid from Sanchez Builders to replace the concrete in these two areas. Tori seconded, and the motion carried.

- E. Snow Removal 2022 – Tori made a motion to approve EJ's Property Management and Maintenance, Inc. to provide snow plowing service for the 2021-22 season. Kathleen seconded, and the motion carried.
- F. Clean out by Dumpster – Someone has been putting sticks, rocks, etc. in the sewer line. Ace Sewer and Drain was hired to remove the debris and clear out the line. A Nest camera will be ordered and placed on Tori's deck to observe the sewer line and the dumpster use.
- G. Annual Meeting Notice – The board reviewed and approved the annual meeting notice for the 2021 annual HOA meeting.

IV. Next Meeting Date

The next Board of Directors meeting will be held on Saturday, October 2, 2021 following the annual HOA meeting via Zoom.

V. Adjournment

With no further business, at 9:49 am, Tori made a motion to adjourn the meeting. Mary Kay seconded, and the motion carried.

Approved by: _____ Date: _____