

**DILLON PINES TOWNHOME ASSOCIATION
ANNUAL HOMEOWNER MEETING
September 21, 2019**

I. CALL TO ORDER

The meeting was called to order at 1:02 p.m. by Tori Gustafson in Dillon Town Hall.

II. INTRODUCTION OF OWNERS

Board members present were:

Tori Gustafson, President, N-3
Mary Hahn, Director, S-4

Kathleen Kelble, Secretary/Treasurer, N-8

Homeowners present were:

Deborah & Anthony Kelly, S-1
Carol Bosserman, S-9
Susan Harrington, N-2
Daniel Mazur, N-6

John Garland, S-2
Claire & Louis Bochner, S-12
Kelly DeFlieger, N-4
Leslie Resnick, N-7

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Mayor Carolyn Skowyra and Police Chief Mark Heminghous were guests at the meeting. Erika Krainz of Summit Management Resources was recording secretary.

III. PROOF OF NOTICE/QUORM REQUIREMENT

Notice of the meeting was sent on August 21, 2019. With ten units represented in person and six by proxy, a quorum was confirmed.

IV. TOWN OF DILLON UPDATE

Mayor Carolyn Skowyra reported on the following:

- The Town has experienced an 8.6% increase in sales tax, due in part to online sales tax from 272 new vendors.
- A new fence was constructed at the amphitheater. There will be a donation wall built by the entrance this fall.
- The Farmer's Market will remain on Lodgepole for at least one more year.
- There is consideration being given to making Lodgepole a one-way street going west.
- The Summit Stage bus route will start going counter clockwise through Dillon this winter.
- Conversations about moving the post office have been initiated.
- A parking analysis was performed this winter and the Town is working on the next steps.
- Fees or permits for overnight parking are being considered.
- Work is underway on a waterfront master plan and a walkability study.
- Replacement of light poles is ongoing.
- There are 12 new holes at the small disk golf course by the cemetery.

- One of the tennis courts was replaced.
- Projects in town park this past year included parking and conduit for water and sewer.
- Next year there will be a survey, demolition, earthwork, construction of a retaining wall, reopening of the soccer field, construction of playgrounds and a climbing wall and a design for the plaza. It will take five to six years for everything to be completed.
- The Town is negotiating with the ice castle for next winter.
- In private development, there will be a new surgery center in front of the movie theater and an urgent care facility behind the Dam Brewery. Panera Bread will be locating in a new building by Noodles. There will be 5,000 sq.ft. of restaurant space in the Uptown 240 development for one large or two small restaurants and Homewood Suites is under construction and should be open by next fall. There may be an additional restaurant in the hotel.
- The sidewalk in front of Dillon Pines probably will not be built next year as originally planned.
- The Town website is www.townofdillon.com and owners can sign up for the newsletters.

Owner suggestions to improve safety included addition of a stop sign at the new intersection by the Marina and a flashing stop sign at the West Lodgepole intersection.

V. ADOPT MINUTES FROM 2018 ANNUAL OWNER MEETING

Motion: Mary Hahn moved to approve the minutes of the August 25, 2018 Annual Meeting as presented. Tori Gustafson seconded, and the motion carried.

VI. PRESIDENT'S REPORT

Tori Gustafson thanked the owners for attending. The plat map project was completed yesterday.

VII. TREASURER'S REPORT

A. Year-to-Date Financials

Deb Borel reported that as of August 31, 2019 the Association had \$11,772 in Operating cash and \$37,375 in Reserves. The Association was operating \$1,911 unfavorable to budget year-to-date. Accounting & Legal was \$1,440 unfavorable to budget due to the re-plat process, Snow Removal was \$1,176 unfavorable to budget and Repairs & Maintenance was \$1,946 unfavorable to budget due to clearing sewer blockages in the north building.

B. Approval of 2020 Budget

The 2020 Budget as drafted included a 6% dues increase. The Reserve contribution is being increased 31%.

There was discussion about reducing the amount of grass to lower the water bill, limit the amount of mowing and to be more environmentally friendly given that

water might be a more limited resource in the future. Kevin Lovett noted that the average cost is \$69/unit/month for water and sewer. The additional cost for irrigation in the summer is \$425/month. Mowing is included in the management fee. Eliminating the grass would result in other costs for mulch or preventing growth between the rocks. A suggestion was made to stop mowing between the west building and Best Western.

Action Item: The Board will add this topic to their next agenda.

There was general discussion about unauthorized use of the dumpster and educating owners about the recycling restrictions.

Action Item: Deb Borel will ask Coeur du Lac if a sign can be posted on the dumpster indicating it is only for use by Coeur du Lac and Dillon Pines.

Action Item: Deb Borel will get information from Waste Management about recycling and distribute to owners.

Motion: Leslie Resnick moved to approve the 2020 Budget as presented. Mary Hahn seconded and the motion carried.

VIII. MANAGING AGENT'S REPORT

A. *Completed Operating Projects*

1. Continued updating of website to maintain compliance with legislation.
2. Sprayed the trees and turf.
3. Trimmed the trees.
4. Added mulch to beds.
5. Repaired stucco as needed.
6. Striped the parking lot.
7. Cold filled the holes in the parking lot.
8. Coordinated gas leak repairs in the north building.
9. Reworked the asphalt to reduce drainage and freezing issues by S1 and S2.
10. Refreshed the landscaping beds.
11. Monitored irrigation water usage to save costs.
12. Placed towing signs to discourage Farmer's Market parking.
13. Continued roof inspection and maintenance.
14. Continued to monitor gutters and keep them clear.
15. Worked with Coeur du Lac on the switching trash vendor to Waste Management.
16. Completed and recorded the re-plat.
17. Completed deck installation on all units.

B. *Owner Reminders*

1. All minutes, financials and postings are on the website.
2. The Association insurance carrier is Farmer's (970/879-1330). Owners should carry an H06 contents policy. It should include assessment subrogation.
3. Owners should review the House Rules with their guests and tenants.

4. Outside storage is prohibited.

IX. OWNER EDUCATION

For compliance with Colorado state law, Deb Borel provided owner education regarding the importance of maintaining a Reserve Fund.

X. OLD BUSINESS

A. *Plat Amendment*

The plat amendment was finalized yesterday.

XI. NEW BUSINESS/OWNER DISCUSSION

There was no New Business.

XII. ELECTION OF DIRECTORS

All six incumbents were up for re-election and all except Charlotte Jacobsen were running again.

Susan Harrington moved to nominate the five incumbents. There were no other nominations from the floor and nominations were closed. The five incumbents were reelected by acclamation.

XIII. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, October 3, 2020 at 1:00 p.m.

XIV. ADJOURNMENT

Motion: Tori Gustafson moved to adjourn at 2:13 p.m. Kathleen Kelble seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature