

**Dillon Pines
Board of Directors Meeting
June 28, 2019**

Board members present in the office of Summit Resort Group were Charlotte Jacobsen via telephone, and Mary Hahn, Kathleen Kelble and George Harrison in person. A quorum was present.

Representing Summit Resort Group in person was Deb Borel

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I. Call to Order

The meeting was called to order at 4:19 pm.

II. Owners' Forum

No owners, other than board members, were present. Notice of meeting was posted on the website.

III. Approve Minutes from previous Board Meetings – Mary made a motion to approve the minutes from the April 11, 2019 Board meeting as presented. Kathleen seconded, and the motion carried.

IV. Financials

May 31, 2019 close financials reports \$16,291.36 in Operating and \$36,403.31 in Reserves.

May 2019 Profit and Loss statement reports that the Association is \$15,209.45 over budget in year to date Operating expenses. This overage is solely due to the insurance claim that was filed for N1. This will adjust after all insurance payments are received.

All Reserves contributions have been made in 2019.

All Owners are current with dues.

V. Managing Agents Report

A. Complete / Report Items

- a. Deck staining is pending – Mark from Blue Ladder Construction will complete the 5 decks that need to be stained in mid-July. Owners will be sent a letter announcing a deck staining weekend that will be held on July 27 and 28. On that weekend, owners who volunteer will stain the remaining decks. If owners cannot come that weekend and would like to stain their decks, stain will be made available for them to do so. SRG will purchase a 5-gallon bucket of stain, along with smaller containers for distribution to owners.
- b. Irrigation is up and running
- c. SRG continues to work with BluSky for N1 work
- d. Trees and weeds have been sprayed

- e. Replaced one sprinkler head that was spraying on neighboring building.

VI. Ratify Board Actions via Email

Mary made a motion to ratify the following Board action via email, since the last meeting.

- A. 5/7/19 – Additional Expense for plat amendment was approved
Charlotte seconded, and the motion carried.

VII. Old Business

- A. Plat Amendment Update – Deb reported that the project was on the agenda for the June 5, 2019 Planning and Zoning meeting. Four of the documents that owners signed needed to be edited and returned for town approval. Once received, SRG will forward to the attorney and they will pass it along to the town for final approval.
- B. Concrete Settling at S1/S2 – This will be discussed under New Business
- C. Drainage at S12 – This will be discussed under New Business
- D. N1 Update – The work is complete. There is a \$5,000 deductible as well as a charge of \$2,730 to clean out the line that insurance will not pay. This will be rebilled to the owner of N1.

VIII. New Business

- A. Spring Walk Around Items
 - a. Drainage issues at stairway to S1 and S2 – SRG will obtain a bid to add another concrete stair at the top of the stairway, and an asphalt ramp that leads to it. They will also be asked to bid a joint repair between the asphalt and concrete along the wall.
 - b. Drainage at S12 – SRG will dig a sloped area in the grass to place the downspout and extension and see if that helps to divert water away from the building.
 - c. N1 – there is a rotting piece of wood in the back of the north building along the stairs that head down to N1 lower level. The board will be removed, and the area will be repaired with stucco.
 - d. The owner of S12 will be asked to remove the RE signs from his windows and deck. Real Estate signs are not permitted at Dillon Pines.
 - e. The owner of S12 will be asked to remove the wood flooring from under his back deck.
 - f. Dillon Pines board will keep an eye on the wood on the buildings, especially the south and west facing wood.
 - g. SRG will obtain a bid to re-side the ends of both buildings.
 - h. Bobby Cat will be asked to remove the dead branches on the tree behind the north building. If it is diseased or dead, it will be removed.
- B. The capital plan and budget will be discussed at the next board meeting, along with the annual meeting notice.

IV. Next Meeting Date

The next Board of Directors meeting will be on July 29, 2019 at 11:00 am in the office of Summit Resort Group.

V. Adjournment

With no further business, at 4:54 pm, Kathleen made a motion to adjourn the meeting. Mary seconded, and the motion carried.

Approved by:_____ Date:_____