

**Dillon Pines
Board of Directors Meeting
August 16, 2019**

Board members present were Tori Gustafson (via telephone), Charlotte Jacobsen, Mary Hahn, Kathleen Kelble and Mary Kay Stewart. 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 8:00 am.

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 June 28, 2019 Board meeting as presented. Mary Kay seconded, and the motion carried.

IV. Financials

June 30, 2019 close financials reports \$17,300.90 in Operating and \$37,959.92 in Reserves.

June 2019 Profit and Loss statement reports that the Association is \$10,786.82 over budget in year to date Operating expenses. The board discussed the major areas of variance.

All Reserves contributions have been made in 2019.

All Owners are current with dues.

2020 Budget – the board reviewed the 2020 budget, and after discussion, agreed that a dues increase of 6% is necessary. Charlotte made a motion to approve the budget for presentation to owners at the annual meeting. Mary seconded, and the motion carried.

V. Managing Agents Report

A. Complete / Report Items

- a. Deck staining is complete
- b. Irrigation is up and running
- c. Trees and weeds have been sprayed
- d. Replaced the board on the flower bed at the end of the building
- e. Removed board by N1 and replaced with stucco
- f. A special thanks was given to Mary Hahn, Charlotte Jacobson and Carol Bosserman for their help with the landscaping this summer.

VI. Ratify Board Actions via Email

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

- A. 7/10/19 – Asphalt work approved
- B. 7/16/19 – DR Custom approved for staining decks

Kathleen seconded, and the motion carried.

VII. Old Business

- A. Plat Amendment Update – Deb reported that the plat amendment is almost complete. Everyone has signed the mylar except the Town of Dillon. Once they sign off, the plat and new Declaration will be recorded.

VIII. New Business

- A. N1 Deductible Update – The board reviewed the Declaration and CCIOA regarding the assessment of out of pocket expenses to the owner of N1. After review, it was determined that the owner would be billed \$7,730 for the outstanding expenses.
- B. N8 Invoice – It was determined that the owner of N8 would be financially responsible for the invoice from Ace Sewer and Drain.
- C. Terry Erwin Judgement – The board discussed the judgement and agreed that they would forgive Terry Erwin of the interest from the lien, but he will be required to pay the original judgement amount of \$3,881.94 plus any legal fees that are incurred for the payment and release of the judgement. This offer is good for 30 days. Payment must be in the form of a cashier's check, money order, or cash. A personal check will not be accepted.
- D. Annual Meeting Notice – This notice will be sent on August 21, 2019. The annual meeting is scheduled for September 21, 2019 at 1:00 pm at Dillon Town Hall.
- E. Ace Sewer and Drain recommends placing a sewer clean out at the top of the north building as well as the south building. SRG will obtain a bid to have this work done.

IV. Next Meeting Date

The next Board of Directors meeting will be on September 21, 2019 following the annual meeting to elect officers.

V. Adjournment

With no further business, at 8:46 am, Tori made a motion to adjourn the meeting. Mary seconded, and the motion carried.

Approved by: _____ Date: _____