

Dillon Pines
Board of Directors meeting
November 3, 2007
9:00 am
Location: Summit Resort Group Office

Agenda

- | | |
|---|---------------|
| I. Governing Document Re-write | 9:00 – 11:30 |
| A. “Hot Items” – review hot items and discuss responses from Owners | |
| - Determine final stance on hot item issues | |
| B. Draft review and discussion of Board member feedback – review the “3 rd ” | |
| draft (with track changes) along with the list of Board member | |
| issues and questions | |
| - Ensure that all have been addressed / discussed | |
| C. Additional Owner / Board questions and issues | |
| D. Discussion regarding items allowed on decks (inclusion in House Rules) | |
| II. Landscape Survey results discussion | 11:30 – 11:45 |
| A. Overview of Landscape survey results (Tori) | |
| B. Plan to move forward (Tori) | |
| III Miscellaneous | 11:45 – 12:00 |

Minutes

The meeting was called to order at 9:05 am. Those present from Dillon Pines included David Thompson, George Harrison, Jim and Wilma Allen, Tori Gustafson and Lisa, Linda Ostergaard and Kathleen Kelble; Kevin Lovett from Summit Resort Group and Attorney Josh Reider from West, Brown, Huntley and Thompson were also present.

I. Governing Document rewrite

A. Bylaws - Josh Reider led the group through a review of the proposed draft of the new Bylaws. Each section of the Bylaws was discussed and various changes were made. Attorney Josh Reider will make discussed changes to the Bylaws using “track changes” and will send the revised version to Summit Resort Group and the Board of Directors for review. It was noted that all of the recently approved SB 100 / 89 policies will be implemented into either the Bylaws or the Declarations.

B. Declarations - Josh Reider then led the group through a review of the proposed draft of the new Declarations. Each section of the Declarations was discussed and various changes were made. Attorney Josh Reider will make discussed changes to the Declarations using “track changes” and will send the revised version to Summit Resort Group and the Board of Directors. Kevin Lovett was instructed to ask the County Assessor if individual unit taxation will change, and if so by how much, if Tracts A and B are combined and report to the Board. Kevin Lovett will send Josh Reider the unit square footage percentage split which will be used for exhibit B and in determining the unit dues. Linda Ostergaard will prepare a report for the Board of Directors outlining the changes which will include the pluses and minuses of substantial changes.

C. Owner feedback, comments- The owner comments and feedback were discussed and reviewed. Kevin Lovett will get back with unit owners that provided feedback with a summary of discussions.

II. Landscape Committee

A. Scope of work - George Harrison asked that the landscape committees scope of work to be defined to avoid unnecessary work; while there were no members present from the landscape committee, David Thompson stated that the main objective of the landscape committee was investigations and that items investigated should be reported to the Board of Directors.

B. Items allowed on decks – This item was tabled; however, it was pointed out that this is not a landscape committee item, but rather a Board of Director item.

III. Miscellaneous

A. Property Management agreement – it was reported that a Property Management contract has been approved and is in place. Kevin Lovett will email the agreement to the Board.

B. Snow plowing, winter preparation – Kevin Lovett reported that a snow plow contract is in place, buildings winterized and snow stakes set. A flyer will be placed in all units reminding owners, tenants and guests of the vehicle removal policy on snow days.

IV. Adjournment – at 1:30 pm, the meeting was adjourned.