

DILLON PINES TOWNHOME ASSOCIATION
ANNUAL HOMEOWNER MEETING
August 25, 2018

Brad Bailey provided the Town of Dillon update as follows:

- Sales tax revenues are increasing in all areas of the County. Sales tax for Dillon is up 12.6% (\$400,000) over this time last year.
- Work force housing continues to be a big issue. The Dillon Ridge Apartments are being built by the movie theater with some units reserved for work force housing and Sail Lofts will have several units of work force housing.
- Christy Sports is under construction with completion of a flagship store planned by Christmas.
- The gas station property will be a Homewood Suites hotel with 110 rooms. They hope to break ground this fall.
- The old Town Hall and Lake Dillon Theater will be razed.
- Uptown 240 will be built on the Adriano's site with 65 condominium units and a restaurant on the ground floor.
- The Town is working on marketing and characterization of the downtown core area. On August 30th at 5:00 p.m., Kirsten Anderson and a marketing group will give a presentation of the rough draft of the next steps to invigorate downtown Dillon. Community input will be solicited. There is a ten-year capital plan.
- The largest capital project this year was the amphitheater.
- The Town is aware that there are some noise and crowding concerns related to the concerts and unattractive fencing and will work on policies and improvements for next year.
- The Farmer's Market will be on Lodgepole again next summer.
- A new dock is being installed at the Marina.
- KYGO has expressed interest in sponsoring a free country music concert in November.
- The Town is planning road and sidewalk work on West Lodgepole in the summer of 2020.

Floyd Taub suggested reworking Lodgepole with a serpentine sidewalk and a pocket park instead of a straight sidewalk and parking spaces. He was encouraged to submit his ideas to the Town.

I. CALL TO ORDER

The meeting was called to order at 1:26 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
Christopher Dawes, N-9

George Harrison, S-7/S-8
Floyd & Cathline Taub, S-10
Kelly DeFlieger, N-4
Leslie Resnick, N-7

Representing Summit Resort Group were Kevin Lovett and Deb Borel and. Erika Krainz of Summit Management Resources was recording secretary.

III. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM

Notice of the meeting was sent on July 25, 2018. With units represented in person and by proxy, a quorum of 100% was confirmed.

IV. ADOPT MINUTES FROM 2017 ANNUAL OWNER MEETING

Leslie Resnick motioned to approve the minutes of the September 23, 2017 Annual Meeting as presented. Mary Hahn seconded and the motion carried.

V. PRESIDENT'S REPORT

Tori Gustafson thanked the membership for the high turnout at the meeting. She thanked the Board for their work over this past year and SRG for their assistance with the process of the plat amendment. She invited owners to participate at the Board meetings in person or by phone and to submit ideas and suggestions. The meeting dates, agendas and meeting minutes are posted on the website. Daniel Mazur requested more communication about upcoming projects and items that will be on the Board agenda. Deb Borel suggested that the Board approve meeting minutes by email, so they can be posted on the website sooner as well as sending an email with the board meeting agenda to all owners one week prior to meetings.

VI. TREASURER'S REPORT

A. Year-to-Date Financials

Deb Borel reported that as of June 30, 2018 the Association had \$17,839 in Operating cash and \$47,292 in Reserves. The Association was operating \$694 over budget year-to-date. Legal & Accounting was \$1,325 over budget due to the legal work for the plat amendment. Snow Removal was \$485 over budget due to service outside the contract after a large storm in May. Landscape Maintenance was \$1,324 over budget due to additional work.

Cathline Taub requested that the non-functioning bulbs in the roof peaks be replaced.

Floyd Taub suggested talking to the snow removal contractor about extending the plowing contract to start one month earlier and end one month later. This will be placed on the agenda at the next board meeting.

B. Approval of 2019 Budget

The 2019 Budget as drafted included no change to dues.

Leslie Resnick motioned to approve the 2019 Budget as presented. Mary Hahn seconded and the motion carried.

The meeting was recessed at 2:00 p.m. for notarization of the Power of Attorney documents and reconvened at 2:24 p.m.

C. Approval of Special Assessment for Deck Repairs

A structural engineer was hired to evaluate the structural integrity of the deck supports. He confirmed that they are in good condition. The deck boards, however, are rotting. All decking boards will be replaced with transparent stained redwood. The railings will be removed and replaced with pre-stained redwood rails and black steel balusters. There will be consistency throughout the complex. Composite flooring was considered but found to be cost prohibitive. Several bids were received. The contractor selected is from Denver and Deb Borel checked references. The plan is to install the decks as soon as the painting project is completed in September.

Floyd Taub motioned to approve the special assessment (per the schedule in the meeting packet) for the deck project. Deborah Kelly seconded. The motion carried with one proxy vote opposed.

The contractor will require a 50% deposit before starting work. In a show of hands, the owners agreed to paying the first half of the special assessment by September 15, 2018 and the second half by October 1, 2018. Deb Borel will send the billing on Monday, August 27, 2018.

VII. MANAGING AGENT'S REPORT

A. Completed Operating Projects

1. Continued updating of website to maintain compliance with legislation.
2. Did systemic tree treatment and sprayed the turf.
3. Trimmed the trees.
4. Added mulch to beds.
5. Repaired stucco as needed.
6. Striped the parking lot. The parking lot will need to be replaced in the future.
7. Cold filled the holes in the parking lot.
8. Refreshed the landscaping beds.
9. Monitored irrigation water usage to save costs. George Harrison commented that the lawn seemed to be over-irrigated.
10. Placed towing signs to discourage Farmer's Market parking.
11. Continued roof inspection and maintenance.
12. Continue to monitor gutters and keep them clear.
13. Staining the buildings.
14. Worked with designer to recommend colors for the buildings.

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.
3. Owners should review the House Rules with their guests and tenants.
4. Outside storage is prohibited. Owners were asked to clean up items on the decks. Permitted items are grills, patio furniture and firewood. The Board will discuss possibly amending the rules to allow storage of bikes (with a maximum number and a specific style of bike hanger) at their next meeting.

VIII. OWNER EDUCATION

For compliance with Colorado state law, Deb Borel provided owner education regarding computer and wire fraud.

IX. OLD BUSINESS

A. Plat Amendment

Deb Borel said a Declarations Amendment was made about ten years ago to change the name to Townhomes but the Amendment did not change the language in the Declarations and the property was not re-platted. The original Declarations specify that the north building owners each own 1/10 of their part of property (Dillon Pines North Apartments) and the south building owners each own 1/12 of their part of their property (Dam Site South Apartments). The Town is requiring approval by 100% of the ownership. Once the plat amendment is approved, each owner will own 1/22 of the entire property. The Declarations will change identification of ownership and language from “condominiums” to “townhomes”.

Owners will have to sign a notarized document granting Tori Gustafson limited power of attorney to sign the plat amendment. A Notary Public joined the meeting at 2:00 p.m. and all owners present completed this action.

X. NEW BUSINESS/OWNER DISCUSSION

A. Deck Repairs

This agenda item was discussed in Section VI.C.

B. Owner Discussion

1. Carol Bosserman said a resident of an adjacent building walks their dogs on the lawn. It was agreed that this was difficult to prevent. It was noted that dog waste is picked up by the dog owner most of the time.
2. George Harrison said the lights on the signs are very bright. Deb Borel will investigate lower wattage bulbs.
3. Anthony Kelly asked if both decks will need to be cleared for the deck work. Deb Borel will send instructions prior to the start of the project. She will also provide an estimated schedule by building with updates as the project progresses.
4. Carol Bosserman has volunteered to replant of the bed at the south end of the building next spring. She will be reimbursed for the materials.
5. Carol Bosserman is working with CSU for environmentally acceptable lawn/weed spraying products.
6. Leslie Resnick complimented the SRG staff.
7. Kathleen Kelble thanked Paul, Nick and Alex for their assistance.

XI. ELECTION OF DIRECTORS

All five incumbents were up for re-election and all were running for re-election. George Harrison volunteered to run. It was confirmed that the Board can have between three and seven members.

Leslie Resnick motioned to elect the six candidates by acclamation. Anthony Kelly seconded and the motion carried.

XII. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, September 21, 2019 at 1:00 p.m.

XIII. ADJOURNMENT

Susan Harrington motioned to adjourn at 3:05 p.m. Daniel Mazur seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature