

**Dillon Pines
Board of Directors Meeting
January 21, 2014**

Board members present via telephone were Doug Ostergaard, Mary Kay Stewart and Kathleen Kelble. Present in person was Charlotte Jacobsen. A quorum was present.

Representing Summit Resort Group in person were Kevin Lovett and Deb Borel.

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I. Call to Order

The meeting was called to order at 4:05 p.m.

II. Owners' Forum

It was noted that the meeting notice was posted on the website.

III. Approve Minutes from previous Board Meetings – The Board reviewed the minutes from the December 3, 2013 Board meeting. Doug made a motion to approve the minutes from the December 3, 2013 meeting. Charlotte seconded and the motion carried.

IV. Financial Review

SRG reported on December 31, 2103 financials as follows:

December 31, 2013 Close

December 31, 2013 close financials report \$11,534.92 in Operating and \$45,023.59 in Reserves.

December 31, 2013 Profit and Loss statement reports that the association is \$10,544.91 over budget. Legal is the main area of over budget. This is due to collection actions. All 2013 reserve contributions have been made to date. Kevin explained that the Contingency fund was an expense account used to balance the budget and offset any expense overages in other expense line items. The Board will consider removing this line item when budgeting for 2015.

2014 Budget is in place and billed at the new dues amount.

2013 tax return preparation is pending.

Hamilton – latest report from Mark Richmond and Wilton Anderson is that no response has been heard from DORA.

S-6 – Motion from relief from stay has been made by Suntrust. Attorney recommendation is to wait. No payments have been made on pre or post foreclosure account. The scheduled sale date is currently for February 7.

SRG will confirm with accounting that N10 is being charged late fees per the Collection Policy.

V. Managing Agents Report

SRG gave the following managing agents report:

Completed Items

- Replaced Chimney Caps
- Continued security checks
- Owners of units S2, N9 and S1 were rebilled for roof work and all three have paid.
- Snow scraping and snow removal continues as needed.

VI. Old Business

There were no old business items to discuss

VII. Ratify Board Actions via email

Mary Kay made a motion to ratify the following action via email:

- January 1, 2014 – Policy and Amendment Adoption

Doug seconded and the motion carried. Doug will sign the documents and scan and email to SRG.

Doug made a motion to ratify the following action via email:

- January 3, 2014 – Waive fine for S1

Mary Kay seconded and the motion carried.

VIII. New Business

- A. Smoking of any substance – the Board and Management discussed marijuana usage at Dillon Pines with the recent passage of Amendment 64. A “no smoking” policy may be put into place to prohibit smoking of any substance in common areas. Smoking in units cannot be prohibited. The nuisance clause may be invoked if there is a problem with smoking or any other thing an owner/tenant does that is a nuisance. The board will discuss this at the next meeting.
- B. Board members are encouraged to let SRG know if there are improvements that need to be made at the complex.

IV. Next Meeting Date

The next Board of Directors meeting will be held after there is further information on Hamilton and unit S6. The board will be polled via email.

V. Adjournment

With no further business, the meeting was adjourned at 4:45 pm with a motion and a second.

Approved by: _____ Date: _____