

**Dillon Pines
Board of Directors Meeting
December 4, 2012**

Board members present via telephone were Doug Ostergaard, Kathleen Kelble, George Harrison, Tori Gustafson and Mary Kay Stewart. Carol Bosserman was present in person. A quorum was present.

Representing Summit Resort Group were Kevin Lovett, Deb Borel and Peter Schutz (via telephone)

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- I. Call to Order**-The meeting was called to order at 4:00 p.m.
- II. Owners' Forum**– It was noted that the meeting notice and agenda were posted on the website. Homeowners Jim and Wilma Allen were also present.
- III. Approve Minutes from previous Board Meetings**– The board approved the minutes from the October 24, 2012 board meeting minutes via email. Approval was ratified below.
- IV. Financial Review**

Doug made a motion to approve the 2013 budget as presented. Carol seconded and with all in favor, the motion carried.

 - S-5 Update
 - Status quo at this point-Agreement with previous owners approved by the board in place.
 - List price is \$299,000
 - S-6 Collection Plans-owes \$15,845 including legal fees
 - Letter of intent has sent a letter of intent to the owner of S6
 - There is no dialog with owner
 - O & E reported:
 - First mortgage \$237,500-Sun Trust Mortgage-recorded Dec. 2007 was when the original loan was taken
 - HOA in second position
 - Many other judgments and liens

Upon review and discussion, Doug moved that Dillon Pines begin foreclosure process on unit S6 effective immediately. Carol seconded and with all in favor, the motion carried.

- V. Old Business**
 - Collection Policy revisions complete. Board reviewed changes.

VI. Ratify Board Actions via email

- Minutes-Doug made a motion to ratify the minutes from October 24, 2012 that was approved via email. Carol seconded and with all in favor, the motion carried.
- Collection Policy-Doug made a motion to ratify the revised collection policy that was approved via email. Kathleen seconded and with all in favor, the motion carried. Owners will be notified that changes were made.

VII. New Business

- Owners will be mailed the fiscal year end mailer to owners via email.
- HB1237-Kevin discussed new House Bill 1237 (Records bill). SRG is keeping track of votes and comments in a folder for Dillon Pines. At each board meeting, ratification of email decisions will be made for the minutes.
- Doug will speak to Mr. Hamilton regarding S-5 Dog expectations.

VIII. Next Meeting Date

The next Board of Directors meeting will be held on Tuesday, January 29, 2013 at 4:00 pm.

IX. Adjournment

With no further business, the meeting adjourned at 4:42 p.m.

Approved by:_____ Date:_____