

**Dillon Pines
Board of Directors Meeting
February 20, 2014**

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

Attorney's Mark Richmond and Wilton Anderson were also present via telephone.

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

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I. Call to Order

The meeting was called to order at 4:02 p.m.

II. Hamilton Update

Mark Richmond reported that a letter was received from DORA that the discrimination lawsuit that Hamilton filed against the association had been denied. Peter reported that Farmers Insurance is sending \$4,200 to cover legal fees. Of the total legal expense, \$400 was not paid since it was before the claim was filed. Doug commented that about \$5,000 has been spent to date regarding the discrimination lawsuit against the association. Mark and Wilton spoke with the Claims Council at Farmers Insurance and everyone is in agreement that no further action should be taken against the Hamilton's. The attorney's are going to check back with DORA to confirm that there is nothing else that is outstanding regarding this case. Carol asked if there was a potential negative if the issue is dropped. Mark Richmond stated that the Hamilton's could file a claim in state or federal court. The timeframe for them to file suit is approximately one year. There is a six-year statute of limitations on a contracts case, so Dillon Pines has six years to file a breach of contract claim against the Hamilton's if needed. Carol made a motion that any further action against the Hamilton's is not taken at this time. Mary Kay seconded and the motion carried.

Peter asked the attorneys for an update on S-6. The Public Trustee Sale for unit S-6 is scheduled for March 7. If this property sells on March 7, the association will receive six months of dues. Doug thanked the attorneys for their time.

III. Owners' Forum

No owners, other than board members, were present.

IV. Approve Minutes from previous Board Meetings – The Board reviewed the minutes from the January 21, 2014 Board meeting. Doug made a motion to approve the minutes from the January 21, 2014 meeting. Charlotte seconded and the motion carried.

V. Financial Review

SRG reported on January 31, 2014 financials as follows:

January 31, 2014 Close

January 31, 2014 close financials report \$10,547.58 in Operating and \$44,215.59 in Reserves.

January 31, 2014 Profit and Loss statement reports that the association is \$268.80 under budget in year to date operating expenses.

2013 tax return preparation is pending.

A/R – SRG is working with the owner of N10 regarding his past dues amount. Full payment is expected tomorrow or next week. The reason for the past due account was a bank error.

VI. Managing Agents Report

SRG gave the following managing agents report:

Completed Items

- Snow scraping and snow removal continues as needed.
- With the additional snow, scrape and snow plow push back was completed yesterday. Extra cleanups have also been requested for an extra charge.
- No roof leaks to date.
- Reposted notice on all units to move cars for snow plowing.
- There is minimal snow pack on the roofs. Currently nothing of concern.
- SRG will continue to monitor gutters on the buildings and keep them clear.
- Fresh air vents are being kept clear and SRG continues to monitor.

VII. Old Business

There were no old business items to discuss

VIII. Ratify Board Actions via email

There have been no actions taken via email since the previous board meeting.

IX. New Business

- A. Smoking of any substance – Charlotte suggested notifying owners and tenants of the fact that smoke travels and to asked that everyone be considerate of other owners/tenants. The attorney has advised that it is easy to regulate smoking in common areas, but not limited common areas, including balconies. 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 anything else an owner/tenant does that is a nuisance. Mary Kay recommended that the association be proactive and put a policy in place. Charlotte recommended changing the House Rules to include No Smoking on Balconies. SRG will make the change and it will be voted on at the meeting.
- B. Improvements – The Board members are encouraged to let SRG know if there are improvements that need to be made at the complex. This will be completed after the snow begins to melt.

IV. Next Meeting Date

The next Board of Directors meeting will be on May 6, 2014 at 4:00 pm.

V. Adjournment

With no further business, the meeting was adjourned at 4:56 pm with a motion and a second.

Approved by: _____ Date: _____