

**Dillon Pines Apartment Association
Annual Meeting
September 11, 2010
1:00 PM
Dillon Town Hall**

1. Attendees:

N1: Proxy to S4
N4: Kelly DeSheger & Charlie story
N6: Jim & Wilma Allen
N7: Ron & Rhoda Resnick
N8: Kathleen Kelble
N10: Proxy to N8
S1: Deborah Kelly
S2: Mary Kay Stewart and John Garland
S3: Fay & Helen Fuchser
S4: Doug & Linda Ostergaard
S7: George Harrison
S8: George Harrison
S9: Carol Bosserman
S11: Kent Robinson

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

- I. Call to Order
Doug Ostergaard called the meeting to order at 1:05.
- II. Introduction of Owners
Owners present introduced themselves.
- III. Proof of Notice/Quorum Requirement
With 12 units represented in person, and 2 units represented by proxy, a quorum was reached.
- IV. Adopt Minutes from September 2009 Homeowners Meeting
George Harrison made a motion to approve the HOA meeting minutes from September 2009. Linda Ostergaard seconded and with all in favor, the motion carried.
- V. President's Report
Doug Ostergaard gave the following report:
 - ❑ Thanked homeowners for participation.
 - ❑ Thanked board members for work for the past year
 - ❑ Thanked Summit Resort Group
 - ❑ Thanked Carol Bosserman for continued work on landscaping
 - ❑ Accomplishments
 - i. Sprinkler system installed
 - ii. Misc. maintenance-stucco repair, repainting of wood, etc.

- iii. Special assessment still pending
- ❑ Reminded homeowners to clear off decks of misc. items.
- ❑ Reminded homeowners to pick up after pets as well as remind others that you may see to do the same.
- ❑ All rules will be equally enforced. No selective enforcement.
- ❑ Every year a new board is elected. Consider running as the meeting progresses.

VI. Association Document Update

- ❑ The Association has adopted new declarations and by-laws under Dillon Pines Townhome Association.
 - i. Now, need exists to amend Articles of Incorporation to change name recorded on Articles to “Dillon Pines Townhome Association” to be consistent with Declarations and Bylaws. 75% of homeowners will need to vote in order to amend. In addition to the name change, two additional amendments to the Articles will be proposed to include reducing the percentage of homeowners necessary to vote from 75% to 67% to amend Articles of Incorporation and changing language in Articles of Incorporation to not be a part of CCOIA.
- ❑ Special meeting is necessary to Amend the Articles of Incorporation. Proxy’s will be sent to homeowners with specific items. Notice will be sent out via US Mail.

VII. Treasurer’s Report

Kevin Lovett presented the Financial Report as follows:

July 31, 2010 Close

July 31, 2010 close financials report \$2,675.78 in Operating and \$70,716.46 in Reserves.

July 31, 2010 Profit and Loss statement reports that Dillon Pines is \$273.99 under budget in year to date operating expenses.

VIII. Managing Agents Report

Kevin Lovett presented the following managing agents report:

- ❑ Thank you to the board of directors and to site manager Johnny Crowell
- Completed Projects
 - ❑ Irrigation System Install – Water usage with irrigation comparison can be done next billing cycle.
 - ❑ Exterior painting improvements including:
 - End of bldg stucco repairs and painting and green siding / railing painting
 - Entry eave staining
 - ❑ Tree Spraying (preventative pine beetle)

Reminders

- ❑ Please visit the website for minutes, financials and postings
- ❑ Current Association Insurance Carrier is Farmers – 970-879-1330
Please remember that all owners should have contents insurance for their units! – Feel free to call Farmers for coverage info!
- ❑ Please be sure to review house rules with guests and tenants!!

IX. Old Business

Lake front hotel proposal is no longer a topic of discussion.

X. New Business

- ❑ Foreclosure
 - It was noted that a unit at Dillon Pines was in the foreclosure process.
- ❑ One owner asked if there was homeowner interest in Association provided internet. SRG reported that the cost for bulk internet is approximately \$22 per unit per month. SRG will send a survey to owners asking if they would like it.
- ❑ North building on LaBonte side-old mulch. Johnny will place natural mulch (beetle kill) in this area in Spring of 2011.
- ❑ Tree leaning by shed. Will be proactive and cut down before it falls.
- ❑ Two Owners expressed interest in replacing their unit windows; Owner's were reminded that the Window and Door replacement policy is posted on the website and Owner's must receive Association approval prior to installing new windows.
- ❑ Homeowners should place carbon monoxide detectors in their units. SRG will put that reminder in the "get ready for the season" letter that will be sent to owners
- ❑ Tree spraying, trimming and removal will continue as necessary.
- ❑ Railing and Deck Paint is in shed for homeowners to use.

XI. Election of Directors

The following were nominated to serve on the Board:

- ❑ Mary Kay Stewart
- ❑ Doug Ostergaard
- ❑ George Harrison
- ❑ Kathleen Kelble
- ❑ Carol Bosserman

Linda Ostergaard made a motion to accept slate. Fay Fuchser seconded and the motion carried.

XII. Owner Discussion

No further owner discussion took place.

XIII. Adjournment

With no further business, the meeting was adjourned at 2:45.

