

**Dillon Pines Apartment Association
Annual Meeting
September 10, 2011
1:00 PM
Dillon Town Hall**

1. Attendees:

N2: Proxy to S2
N3: Tori Gustafson
N6: Jim & Wilma Allen
N7: Ron & Rhoda Resnick
N8: Kathleen Kelble
N10: Proxy to N8
S1: Proxy to S2
S2: Mary Kay Stewart and John Garland
S3: Fay & Helen Fuchser
S4: Doug & Linda Ostergaard
S7: George Harrison
S8: George Harrison
S9: Proxy to S2
S10: Floyd and Kathleen Taub
S12: Proxy to S4

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 10 units represented in person, and 5 units represented by proxy, a quorum was reached.
- IV. Adopt Minutes from September 2010 Homeowners Meeting
Doug Ostergaard made a motion to approve the HOA meeting minutes from September 2010 with one correction that S-11 was represented by Kent Robinson not S-10; Mary Kay Stewart 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

- ❑ Reported that there were two units delinquent on dues. The Association is working to collect.
- ❑ Money has been transferred from reserves to cover deficit from these two owners non-payment of dues.
- ❑ Internet-if a homeowner wants Internet, it will be an expense of the homeowner. Based on survey responses, the association will not be purchasing internet on behalf of the HOA.
- ❑ Smoke detectors and carbon monoxide detectors have been installed in every unit.
- ❑ Replacement of trees that have been removed is being discussed.

VI. Association Document Update

- ❑ The Association is officially “Dillon Pines Townhome Association”. The Board will get the document signed and filed with the secretary of state.

VII. Treasurer’s Report

Kevin Lovett presented the Financial Report as follows:

July 31, 2011 Close

July 31, 2011 close financials report \$5,104.19 in Operating and \$56,485 in Reserves.

July 31, 2011 Profit and Loss statement reports that Dillon Pines is \$1,597.59 over budget in year to date operating expenses

VIII. Managing Agents Report

Kevin Lovett presented the following managing agents report:

Completed Projects

- ❑ Exterior building painting
- ❑ Caulking of upper sections where exterior walls meet upper eaves/unit ceilings-when the power washing was taking place before painting, leaks were found so all of these areas were caulked.
- ❑ Tree Spraying (preventative pine beetle) and removal of dead trees
- ❑ Unit smoke detector and carbon monoxide detectors installed in all units

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

None

X. New Business

- ❑ Owners thanked the board of directors for hard work over the past year.
- ❑ SRG will provide Kathleen Taub with the red stain to stain her door.

- ❑ Mary Kay Stewart has a cracked window pane that was believed to be from the painters. Kevin Lovett will look into having it replaced.
- ❑ Wilma Allen stated that her deck was already peeling and would like to use a composite decking. The board asked her to submit a request and sample of the product for approval.
- ❑ Rhonda Resnick asked about adding irrigation to the flower bed area outside of her unit front door; the board will investigate and get back to her regarding this.
- ❑ Rhonda inquired about putting a window in master bedroom for additional air. She will submit the information to the board for approval.
- ❑ Kathleen Kelble would like a sign placed in the parking lot that says "Private Property-No Parking" and "No through Traffic". SRG will call FedEx and UPS and ask them not to drive through as short cut.
- ❑ SRG will investigate the installation of rain sensors for the irrigation system and will cut back on watering.
- ❑ S-10 requested either moving or adding an irrigation head behind their unit deck.

XI. Election of Directors

The following were nominated to serve on the Board:

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

Fay Fuchser made a motion to accept slate. Wilma Allen 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 2:10 pm

The next meeting date will be on Saturday, September 8, 2012.

Approved by

Date