

Dillon Pines Apartment Association
Annual Meeting
September 8, 2012
1:00 PM
Dillon Town Hall

1. Attendees:

N5: Proxy to N8
N6: Jim & Wilma Allen
N7: Proxy to N8
N8: Kathleen Kelble
N9: Scott Leif
N10: Proxy to N8
S1: Proxy to S2
S2: Larry Milner
S3: Fay & Helen Fuchser
S4: Proxy to S8
S7: George Harrison
S8: George Harrison
S9: Proxy to S2

Representing Summit Resort Group were Kevin Lovett and Deb Borel.

- I. Call to Order
George Harrison called the meeting to order at 1:00.
- II. Introduction of Owners
Owners present introduced themselves.
- III. Proof of Notice/Quorum Requirement
With 7 units represented in person, and 6 units represented by proxy, a quorum was reached.
- IV. Adopt Minutes from September 2011 Homeowners Meeting
Jim Allen made a motion to approve the HOA meeting minutes from September 2011 as presented. Fay Fuchser seconded and with all in favor, the motion carried.
- V. President's Report
George Harrison gave the following report:
 - ☐ Governing Documents have been updated
 - ☐ Reported that there were two units delinquent on dues. The Association is working to collect.

- VI. Association Document Update
- ❑ The Association is officially “Dillon Pines Townhome Association”. The new documents have been recorded and are placed on the website.
- VII. Treasurer’s Report
- Kevin Lovett presented the Financial Report as follows:
- July 31, 2012 Close
- July 31, 2012 close financials report \$5,202.03 in Operating and \$41,658.49 in Reserves.
- July 31, 2012 Profit and Loss statement reports that Dillon Pines is \$615.83 under budget in year to date operating expenses.
- Two owners are delinquent in dues. Board discussed the process of collecting back dues from each owner and will continue in the current process.
- All planned reserve contributions have been made this year.
- VIII. Managing Agents Report
- Kevin Lovett presented the following managing agents report:
- Completed Projects
- ❑ Governing documents revisions, complete, filed with the Secretary of State and County
 - ❑ Signage added regarding parking for Dillon Pines Owners and Guests only
 - ❑ Rain sensor installed
 - ❑ Landscape improvements including stone refresh and re-mulching
 - ❑ Concrete work, south building stairs and north building entries to units 7, 8, 9, and 10
 - ❑ Tree work including spraying (preventative pine beetle and needle scale) and planting of two new trees.
 - ❑ Roof inspection complete; minor maintenance repairs have been ordered
- 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
- ❑ SRG will check for possible dying tree between North and South buildings
- 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

Larry Milner made a motion to accept slate. Scott Leif 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 2:00 pm

The next meeting date will be on Saturday, September 7, 2013.

Approved by

Date