

Dillon Pines Townhome Association
Annual Meeting
September 6, 2014
1:00 PM
Dillon Town Hall

1. Attendees:

N2: Tony Harrington
N3: Tori Gustafson
N4: Kelly DeFlieger
N6: Jim & Wilma Allen
N7: Proxy to N8
N8: Kathleen Kelble
N9: Bernard Gay
N10: Proxy to N8
S1: Proxy to N2
S2: Mary Kay Stewart
S3: Proxy to N8
S4: Doug Ostergaard
S5: Charlotte Jacobsen
S7: George Harrison
S8: George Harrison
S9: Carol Bosserman
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 12 units represented in person, and 5 units represented by proxy, a quorum was reached.
- IV. Adopt Minutes from September 7, 2013 Homeowners Meeting
George Harrison made a motion to approve the HOA meeting minutes from September 7, 2013 as presented. Charlotte Jacobsen seconded and with all in favor, the motion carried.
- V. President's Report
Doug Ostergaard gave the following report:
 - A. Doug addressed the dues increase. Each year a preliminary budget is presented to owners at the annual meeting. Last year, since the owner of

S6 had not paid his dues, the budget that was presented to owners, changed to include an 8% dues increase to pay expenses. A portion of the increase was added to the reserve fund. Wilma Allen stated that she was upset that no notice was given to owners regarding the dues increase, and she feels that owners should have been notified. Peter Schutz apologized for the lack of notice. She does not feel that SRG handled the situation well.

- B. Doug thanked the owners who were in attendance.
- C. Doug thanked the Board for their service.
- D. Doug thanked SRG for the work with the Association.
- E. The complex looks really great!

VI. Treasurer's Report

Peter Schutz presented the Financial Report as follows:

July 31, 2014 Close

July 31, 2014 close financials report \$3,504.37 in Operating and \$47,975.71 in Reserves.

July 31, 2014 Profit and Loss statement reports that Dillon Pines is \$384.36 over budget in year to date operating expenses. The main expense line items over budget were water and sewer and snow removal.

Owners discussed the following regarding irrigation costs:

- SRG will change the irrigation clock to not water during the day.
- A rain sensor is installed behind the shed.
- The irrigation will be turned off when it is raining.
- Mary Kay Stewart suggested planting native plants that do not require much water. Carol Bosserman agreed. Carol stated that some sprinkler heads could be turned off where not needed. She thinks that Dillon Pines should come up with a plan to conserve water.
- Wilma Allen would like the sprinkler by her patio turned off.
- Carol pointed out that \$16,400 was budgeted for water in 2015. She suggested that landscaping improvements should be made to reduce the irrigation costs.
- The goal is to save 20-25% in water usage.

All planned reserve contributions have been made this year.

The owners reviewed the preliminary budget for 2015. No dues increase is proposed.

Doug Ostergaard suggested financing through a bank, projects to include decks and railings, landscaping improvements, and other major projects. Mary Kay Stewart suggested prioritizing major projects that need to be done. A plan will be put in place to fund major projects.

S-6 Update – As of September 5, 2014, the owner of S6 requested a Continuance on Confirmation Hearing until October 2, 2014. The Association

was considering foreclosure, but allowed SunTrust to continue their foreclosure process. Currently, the Attorneys for SunTrust have run into some issues of their own and will need to begin the process over, but have not done so. It is still an option for the association to foreclose on Terry Erwin, owner of S6. When the bankruptcy gets cleaned up and goes away, the association may consider foreclosure.

VII. Managing Agents Report

Deb Borel thanked the board for their service and thanked those owners in attendance and reported on the following:

Completed Projects

- ☐ Parking Lot line re-painted
- ☐ Tree spraying
- ☐ Landscaping beds refreshed
- ☐ Required roof repairs
- ☐ Comcast digital conversion
- ☐ Repairs on metal railings in front of south building
- ☐ Heat tape addition to gutter by S12
- ☐ Continued roof inspection and maintenance
- ☐ Continue to monitor gutters and keep them clean

Reminders

- ☐ Please visit the website for minutes, financials and postings
- ☐ Current Association Insurance Carrier is Farmers – 970-879-1330
Please remember that all owners must 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!!

VIII. Old Business

None

IX. New Business / Owners Discussion

- A. The Smoking Policy has been added to the House Rules, stating that smoking is not permitted in common areas. Tori Gustafson prefers that owners and tenants smoke outside rather than inside their unit. George Harrison supports designating an area for smoking. The Board will discuss the no smoking policy at the next board meeting.
- B. S5 will be in Parade of Homes the weekend of September 26.
- C. A number of the covers are missing from the outlets for the heat tape. SRG will replace them.
- D. The Owner of N3 has rocks in her landscaping bed that need to be lowered. She was given permission to lower the rocks.
- E. Charlotte asked if common Internet had been considered. Comcast charges \$25 per unit per month for Internet. Cobianet is less expensive, but exterior equipment would need to be added. In the past, a survey was done and owners were not in favor of adding Internet. SRG will send the survey to owners again to see if interest is shown.

X. 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
- ☐ Charlotte Jacobsen

Doug Ostergaard made a motion to accept slate. Tori Gustafson seconded and the motion carried.

XI. Next Annual Meeting Date

A. The 2015 Annual meeting date will be on Saturday, September 12, 2015 at 1:00 pm.

XII. Adjournment

With no further business, Charlotte made a motion to adjourn the meeting at 2:22 pm. Mary Kay seconded and the motion carried.

Approved by

Date