

**Dillon Pines Townhome Association**  
**Annual Meeting**  
**September 17, 2016**  
1:00 PM  
Dillon Town Hall

1. Attendees:

N3: Tori Gustafson  
N4: Kelly DeFlieger  
N6: Daniel Mazur  
N7: Ron Resnick  
N8: Kathleen Kelble  
N10: Proxy to N8  
S1: Deb Kelly  
S2: Mary Kay Stewart and Franci Milner  
S3: Proxy to N8  
S4: Mary Hahn  
S5: Charlotte Jacobsen  
S7: Proxy to N3  
S8: Proxy to N3  
S9: Carol Bosserman

Representing Summit Resort Group were Kevin Lovett and Deb Borel.

- I. Call to Order  
Tori Gustafson called the meeting to order at 1:03 pm.
- II. Introduction of Owners  
Owners present introduced themselves.
- III. Proof of Notice/Quorum Requirement  
With 10 units represented in person, and 4 units represented by proxy, a quorum was reached.
- IV. Adopt Minutes from September 5, 2015 Homeowners Meeting  
Tori Gustafson made a motion to approve the HOA meeting minutes as presented. Ron Resnick seconded and with all in favor, the motion carried.
- V. Treasurer's Report  
Deb Borel presented the Financial Report as follows:  
July 31, 2016 Close  
July 31, 2016 close financials report \$29,724.38 in Operating and \$37,133.46 in Reserves.  
  
July 31, 2016 Profit and Loss statement reports that Dillon Pines is \$2,105.57 over budget in year to date operating expenses. The main reason for the overage is snow removal.

All planned reserve contributions have been made this year.

VI. Managing Agents Report

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

Completed Projects

- ☐ Tree spraying
- ☐ Dead tree removal – two additional trees will be removed
- ☐ Stucco repairs as needed
- ☐ Replaced steps behind N1 and N2
- ☐ Striped parking lot
- ☐ Cold filled holes in parking lot
- ☐ Landscaping beds refreshed
- ☐ Touched up painting
- ☐ Monitored irrigation water usage to save costs
- ☐ Continued roof inspection and maintenance
- ☐ Continue to monitor gutters and keep them clear

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 information.
- ☐ Please be sure to review house rules with guests and tenants
- ☐ Owners were reminded that outside storage is prohibited

VII. Old Business

None

VIII. New Business / Owners Discussion

- A. Limited Common Area – Tori Gustafson asked Owners for their thoughts regarding the possibility of extending the limited common area on the lower patio area out several feet. All Owners present agreed that if this were to be done, there would need to be a plan to keep the areas uniform. Not all Owners are in favor of this.
- B. Plat Amendment – Owners discussed amending the Plat and Declaration, re-classifying the complex as Townhomes, and making them officially Dillon Pines Townhome Association on all documents. All Owners present were in agreement that it should be done. Mary Hahn made a motion to pay an attorney to amend the Plat and Declaration, re-classifying the complex as Townhomes, and making them officially Dillon Pines Townhome Association. Tori Gustafson seconded and with all in favor, the motion carried. While making these changes, the length of terms for Board members will be changed to rotate every three years. After this amendment is complete, 67% of all Owners will need to agree to the amendment.
- C. Capital Items – SRG will re-visit the capital plan and obtain bids for capital projects. SRG will work with the Board regarding these projects and prioritize as follows:

- i. Decks – SRG will obtain bids to replace the decking and railing on both buildings. The railing will be the cable type. Bids will be obtained for composite and wood decking.
  - ii. Parking lot replacement – SRG will obtain a bid for parking lot replacement, and this will be placed in the capital plan.
  - iii. Painting – this will be completed in conjunction with the deck replacement.
  - iv. Stucco – SRG will continue to repair stucco as needed.
- D. Carol Bosserman asked if the HOA could reimburse her to plant some flowers in two of the flower beds next summer. She will put a plan together and present it to the Board for approval.
- E. Owners are asked to submit door and window replacement requests to the Board.

IX. Election of Directors

The following were nominated to serve on the Board:

- ☐ Mary Kay Stewart
- ☐ George Harrison
- ☐ Kathleen Kelble
- ☐ Tori Gustafson
- ☐ Charlotte Jacobsen
- ☐ Mary Hahn -

Ron Resnick made a motion to accept slate. Anthony Kelly seconded and the motion carried.

X. Next Annual Meeting Date

- A. The 2017 Annual meeting date will be on Saturday, September 23, 2017 at 1:00 pm.

XI. Adjournment

With no further business, Mary Hahn made a motion to adjourn the meeting at 2:43 pm. Charlotte Jacobsen seconded and the motion carried.

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Approved by

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Date