

Dillon Pines Townhome Association
Annual Meeting
September 23, 2017
1:00 PM
Dillon Town Hall

Attendees:

S1: Deb Kelly
S2: Proxy to S4
S3: Proxy to N8
S4: Mary Hahn
S5: Charlotte Jacobsen
S6: Brian Hedrick
S7: George Harrison
S8: George Harrison
S9: Carol Bosserman
N3: Tori Gustafson
N4: Proxy to N3
N6: Daniel Mazur
N7: Leslie Resnick
N8: Kathleen Kelble
N9: Chris and Stacey Dawes
N10: Proxy to N8

Representing Summit Resort Group were Kevin Lovett, Deb Borel and site manager, Paul Fretz.

- I. Call to Order
Tori Gustafson called the meeting to order at 1:01 pm.
- II. Introduction of Owners
Owners present introduced themselves.
- III. Proof of Notice/Quorum Requirement
With 12 units represented in person, and 4 units represented by proxy, a quorum was reached.
- IV. Adopt Minutes from September 16, 2016 Homeowners Meeting
Mary Hahn made a motion to approve the HOA meeting minutes as presented.
Tori Gustafson seconded and with all in favor, the motion carried.
- V. President's Report – Tori Gustafson presented the following report:
 - A. She thanked the Board for their service
 - B. She thanked Summit Resort Group for their work with the HOA
 - C. The Plat Amendment discussion took place last year and was approved by Owners present. An update will be given later in this meeting under Old Business.
 - D. Maintenance and Repairs will be discussed under New Business.

- E. Tori reported that the Board has approved a 10% dues increase for the 2018 budget. Of this increase, 5% will be placed into Operating and 5% will be placed into Reserves. This will be discussed further under “Financials”.
- F. While the attorney is completing the Declaration change, the Bylaws will also be updated, changing board terms to 3 years, and changing the required number of Board members to between 5-7 members.
- G. Dillon Pines currently shares the trash dumpster with the neighboring community, Coeur du Lac. They have requested that the relationship be severed due to Dillon Pines residents placing unauthorized items in and around the dumpster. Tori is working the Board President of Coeur du Lac to keep the relationship intact. If Coeur du Lac does not reconsider, a site for the Dillon Pines dumpster location will be determined, and a permit will be obtained from the town of Dillon. In addition, a concrete pad will be necessary, as well as a dumpster enclosure will need to be built. It was noted that if Dillon Pines is required to provide their own dumpster, recycling will be discontinued due to lack of space. If Coeur du Lac decides to let Dillon Pines owners continue to use their dumpster, Dillon Pines owners discussed the possibility of paying to have signs placed and a camera installed to monitor what is being dumped. The HOA will also offer to pay a larger split with Coeur du Lac if they would reconsider. Tori will discuss all of this with the board president of Coeur du Lac. The current deadline for Dillon Pines to cease using their dumpster is November 1, 2017.
- H. A note was placed on Dillon Pines doors regarding a proposed high rise in Dillon. Tori asked for the owners to respond to the letter and indicate whether or not they would be in favor of this project.

VI. Treasurer’s Report

Deb Borel presented the Financial Report as follows:

July 31, 2017 Close

July 31, 2017 close financials report \$21,921.79 in Operating and \$42,436.12 in Reserves.

July 31, 2017 Profit and Loss statement reports that Dillon Pines is \$8,060.10 over budget in year to date operating expenses. The main reason for the overage is snow removal and maintenance and repairs.

All planned reserve contributions have been made this year.

2018 Budget

Owners present reviewed the approved 2018 budget. There will be a dues increase of 10% beginning in 2018. Of this increase, 5% will be placed into Operating to cover normal operating expenses, and the other 5% will be placed into Reserves. George Harrison recommended shopping the market for another cable company. SRG reminded owners that there is a contract in place until 2021 with Comcast and it is cost prohibitive to buy out. Owners discussed water and sewer costs. Owners are encouraged to call the Town of Dillon for further clarification on how water and sewer is billed.

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

- ❑ Continued updating of website to maintain compliance with legislation
- ❑ Tree spraying
- ❑ Tree trimming
- ❑ Dead tree removal
- ❑ Stucco repairs as needed
- ❑ Striped parking lot
- ❑ Cold filled holes in parking lot
- ❑ Landscaping beds refreshed
- ❑ 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
- ❑ Only household trash is permitted to be placed in the dumpster.

VIII. Old Business

A. Plat Amendment – Mary Hahn explained where the Board was in the process of the Plat and Declaration amendment. At the 2016 annual meeting, owners voted to make necessary changes to legally define Dillon Pines as townhomes, in all the documents. This required a new survey, which was completed by Blue River Land Surveying. Owners present discussed the option to add an easement for 10-15 feet past the patio of each unit. Most owner's present agreed that it should be placed in the Dillon Pines Rules and Regulations and not in the Declaration. SRG will clarify this with the attorney and report to the Board. SRG will also ask the attorney if the patio is included in the footprint and what the tax ramifications are for changing from condos to townhomes. SRG will email the edited copy of the Declaration to Owners, as well as place it on the website.

IX. New Business / Owners Discussion

- A. Asphalt – The parking lot at Dillon Pines needs to be replaced. Bids obtained for replacement range from \$63,000 to \$73,000.
- B. Exterior Modification – Tori Gustafson discussed the exterior condition of the buildings as well as some options for updating. She stated that if an exterior modification were to be done, an architect would need to be hired to create a scope, so bids for the work could be obtained. She reported that in order to complete the exterior remodel, a special assessment would be necessary. After a lengthy discussion, there was a consensus by a majority of owner's present, that the priority is to focus on the replacement of deck railings and decking, and the painting of both

buildings. It was noted that this was also the priority at the 2016 annual meeting. SRG will obtain bids for deck railing and decking replacement with composite as well as wood. SRG will also obtain bids for complete painting of both buildings, to include necessary repair and prep work.

- C. Direct TV – Chris Dawes would like to run a line off the building and place a Direct TV dish on a short pole in the trees. He stated that up to eight lines can be on one dish, in case other owners are interested in using it. This will be discussed at the next Board meeting.
- D. Comcast – Owners discussed upgrading the service with Comcast to include HD TV. SRG will obtain an updated bid from Comcast for an upgraded service, and a survey will be sent to owners for feedback.

X. Election of Directors

George Harrison made a motion to nominate the following to serve on the Board of Directors for 2017-2018. Brian Hedrick seconded and the motion carried.

- Mary Kay Stewart
- Kathleen Kelble
- Tori Gustafson
- Charlotte Jacobsen
- Mary Hahn

Leslie Resnick made a motion to accept slate. Deb Kelly seconded and the motion carried. Kathleen Kelble thanked Paul Fretz for his work at Dillon Pines. George thanked Summit Resort Group.

XI. Next Annual Meeting Date

- A. The 2018 Annual meeting date will be on Saturday, September 22, 2018 at 1:00 pm.

XII. Adjournment

With no further business, Mary Hahn made a motion to adjourn the meeting at 3:32 pm. Leslie Resnick seconded and the motion carried.

Approved by

Date