

**Dillon Pines  
Board of Directors Meeting  
April 11, 2019**

Board members present were Charlotte Jacobsen in person, and Mary Hahn, Tori Gustafson, Kathleen Kelble, George Harrison and Mary Kay Stewart via telephone. A quorum was present.

Representing Summit Resort Group in person was Deb Borel

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**I. Call to Order**

The meeting was called to order at 3:04 pm.

**II. Owners' Forum**

Owner, Al Hedrick was present to discuss window installation with the board. Al stated that he would like to add a window to the living room wall of his unit. The board agreed that the window needed to be the same height as the one that is currently there. It could be a wider window, but the height needed to be the same. Al will provide a drawing of the proposed location of the window, as well as the size that will be installed. The board will vote on this via email.

**III. Approve Minutes from previous Board Meetings** – Mary made a motion to approve the minutes from the August 9, 2018 and August 25, 2018 Board meetings as revised. Mary Kay seconded, and the motion carried. The 2018 Annual Meeting Minutes were included in the packet.

**IV. Financials**

February 28, 2019 close financials reports \$28,019.14 in Operating and \$34,807.35 in Reserves.

February 2019 Profit and Loss statement reports that the Association is \$3,083.95 under budget in year to date Operating expenses.

All Reserves contributions have been made in 2019.

All Owners are current with dues.

**V. Managing Agents Report**

**A. Complete / Report Items**

- a. Gutter and downspout repair work complete
- b. SRG continues to work with the attorney and Town of Dillon to have the plat amendment approved.
- c. Dillon Pines PO Box will be closed at the end of 2019. All owners are reminded to send their dues checks to PO Box 2590, Dillon, CO 80435.
- d. Raked roof when necessary
- e. Relocated light on N1 for a more appealing look

- f. Ace Sewer and Drain snaked the drain because sewage was backing up into unit N1. They also placed a camera in the line to determine if there is an area that is failing.
- g. Deck and stucco repairs complete (additional staining will take place when weather permits)

#### **VI. Ratify Board Actions via Email**

Charlotte made a motion to ratify the following Board actions via email, since the last meeting.

- A. 10/1/18 – Final Deck Product Approved
- B. 10/27/18 – Stucco Work Approved
- C. 11/16/18 – Comcast HD Approved
- D. 1/4/19 – Payment of Final Deck Work Approved (less \$1,000)
- E. 3/8/19 – Farmers Insurance Approved

Mary seconded, and the motion carried.

#### **VII. Old Business**

- A. Plat Amendment Update – Deb reported that the attorney has taken all the owner approvals to the town, and we are just waiting for Town of Dillon approval.
- B. House Rules Edit – This will be discussed when edits are needed.
- C. Concrete Settling at S1/S2 – This will be discussed in June
- D. Drainage at S12 – This will be discussed in June

#### **VIII. New Business**

- A. Annual Notifications
  - i. HB 1254 - Per Colorado Legislation, Summit Resort Group presented the annual Management Fee Disclosure to the Board.
  - ii. 2018 Disclosure as required by CCIOA – it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA’s website.
- B. Weed and Tree Spray – Charlotte made a motion to hire Ascent Tree and Turf complete the weed and tree spraying this year. Tori seconded, and the motion carried. George has growth on the tree between his units. Ascent will look at this when he does tree spraying.
- C. Window Replacement Request – Discussed above.
- D. N1 Sewer Back Up - The sewer line that services N1 backed up and there was damage done inside the basement of this unit. Farmers Insurance has been called and the adjuster has come out to determine that demo of the floor and dry out is necessary. A new floor will then be replaced. The deductible that the HOA will pay is \$5,000. BluSky has been hired to complete the required work. After some discussion, Mary Kay made a motion to have all unit sewer lines scoped and videoed. Charlotte seconded, and discussion followed. Alex from Ace Sewer and Drain was called to answer board questions via telephone. He recommended scoping lines when there is an issue and not spending the money to do them all at once. After the conversation with him, Mary Kay changed her motion to scope only N2 to determine if there is scale build up in that sewer line, as well as to

determine how the line runs. The motion also included the de-scaling of N1 by Snowbridge, after the determination of where the N2 line ran. Charlotte seconded, and the motion carried.

- E. Owners are asked to contact SRG with sewer line issues.
- F. Clean Out – The cost to add a clean out outside the building is between \$1,200 and \$2,000, depending on the location. Both buildings should have external sewer clean out. The cost to de-scale the sewer line is \$2,100 from Snowbridge. This work will be done per motion above.
- G. Tori made a motion to hire BluSky to complete the necessary repairs in N1 due to the sewer back up. Mary seconded, and the motion carried.
- H. 2018 Tax Return – The board approved the 2018 tax return.
- I. Charlotte suggested the Board consider replacing the rock on the buildings with another material, as well as replacement of the current signs. Tori suggested a laser sign in place of the current sign. Tori will email the board some options of laser signs.
- J. This summer a second coat of stain should be applied to the decks. This will be placed on the agenda for the June walk round/meeting.

#### **IV. Next Meeting Date**

The next Board of Directors meeting will be on June 28, 2019 at 3:00 pm in the form of walk around.

#### **V. Adjournment**

With no further business, at 3:48 pm, Charlotte made a motion to adjourn the meeting. Mary seconded, and the motion carried.

Approved by:\_\_\_\_\_ Date:\_\_\_\_\_