

**Dillon Pines
Board of Directors Meeting
April 13, 2018**

Board members present were Tori Gustafson and Kathleen Kelble in person, and Mary Hahn 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 1:03 pm.

II. Owners' Forum

No owner's other than board members, were present.

III. Approve Minutes from previous Board Meetings – Mary made a motion to approve the minutes from the August 21, 2017 and September 13, 2017 Board meetings as presented. Tori seconded and the motion carried. The 2017 Annual Meeting Minutes were included in the packet.

IV. Financials

February 28, 2018 close financials reports \$23,018.92 in Operating and \$41,066.74 in Reserves.

February 2018 Profit and Loss statement reports that the Association is \$143.44 over budget in year to date Operating expenses.

All Reserves contributions have been made in 2018.

All Owners are current with dues.

V. Managing Agents Report

A. Complete / Report Items

- a. SRG continues to work with the attorney and Town of Dillon to have the plat amendment approved.
- b. Irrigation system has been blown out and backflow removed
- c. Board rack has been moved to its winter location. Will be moved back to summer location soon.
- d. Placed Remodel Request form on the website

VI. Ratify Board Actions via Email

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

- 9/30/17 – Approval of adding sewer to the plat
- 3/15/18 – Farmers Insurance Approval

- 3/18/18 – 2017 Tax return approval
Tori seconded and the motion carried.

VII. Old Business

- A. Plat Amendment Update – Deb reported that the survey is complete, the Declaration amendment is finalized, and the Bylaw amendment is also finalized. Attorney, Bob Gregory, and Deb met with the Town of Dillon attorney and other Town of Dillon representatives. The town is requiring Dillon Pines to obtain 100% of ownership approval before they will allow the HOA to replat. They also require that we provide an O & E for each property to verify ownership. Mortgage companies will also need to approve. After discussion, the board agreed to continue moving forward with the replat. The additional attorney costs will not exceed \$2,000. An email will be sent to owners with the specifics of why this needs to be done, along with the updated Declaration, replat and approval form. Tori and Deb will work together on the email. A hard copy will also be sent to owners. Deb will determine if wet signatures are required on the approval form, or if a fax or email is sufficient. Prepaid postage envelopes will be sent with the mailed copy of the documents. The board will review the current owner list and tell Deb which owners they would like to contact to obtain written approval. Each board member will have approximately 3 owners to contact.
- B. Paint Bids – The board reviewed 5 paint bids for the staining of the buildings this summer. Tory made a motion to hire DR Custom to provide this service to include the trim restoration in three areas. Mary seconded and the motion carried.
- C. Deck Replacement – The board reviewed four bids for decking and railing replacement on all Dillon Pines decks. After lengthy discussion, the board decided to meet on May 21 to discuss this further. Between now and May 21, board members will look at decks on other buildings to determine scope. This will be the only item on the agenda at this meeting. After a scope is determined, SRG will call contractors and get an updated bid.
- D. Asphalt – This will be tabled until a later meeting.
- E. Concrete Settling at S1/S2 – This will be discussed at the meeting in June.

VIII. New Business

- A. Annual Notifications
 - i. HB 1254 HB 1254 - Per Colorado Legislation, Summit Resort Group presented the annual Management Fee Disclosure to the Board.
 - ii. Conflict of Interest Policy - Per Colorado Legislation, SRG presented the Conflict of Interest Policy to the Board.
 - iii. 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 – Mary made a motion to complete the weed and tree spraying this year. Mary Kay seconded and the motion carried.
- C. Tree Planting per Owner Request – Evergreen trees cost \$100 per foot installed to 8 feet and \$200 per foot for anything more than 8 feet. This will be tabled until the meeting in May. It will be discussed along with the deck plans.

- D. Farmers Market – A sign will be placed as you enter Dillon Pines from LaBonte stating that only owners can park in the lot, along with the name of the towing company.

IV. Next Meeting Date

The next Board of Directors meeting will be on May 21, 2018, where deck replacement and tree planting will be discussed. The following meeting will be held on August 9, 2018 at 1:00 pm at the office of Summit Resort Group.

V. Adjournment

With no further business, at 2:24 pm, Tori made a motion to adjourn the meeting. Kathleen seconded and the motion carried.

Approved by: _____ Date: _____