

**Dillon Pines
Board of Directors Meeting
May 16, 2016**

Board members present were Tori Gustafson, Kathleen Kelble (via telephone), Charlotte Jacobson and Mary Kay Stewart. 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 10 am.

II. Owners' Forum

Owner Brian and Cherie Hedrick were present via telephone to discuss their request to modify their back patio. This request will be discussed under New Business.

Owner Jon Prouty was present to discuss his window addition request. He presented is request to replace his current windows as well as add additional windows on the west end of the north building. After lengthy discussion, the Board agreed that he would be permitted to complete this project, but with two different sizes of windows, and not the three sizes in his request. Jon also agreed to build a planter going down the back stairwell into his unit next to the metal grates on the stairs. Jon will draw his plans for the planter to be approved by the Board via email. He also requested that the light fixture on the southwest corner of the building be replaced with one that has two lightbulbs.

III. Approve Minutes from previous Board Meetings – Tori made a motion to approve the minutes from the November 20, 2016, 2015 board meeting as presented. Mary Kay seconded and the motion carried.

IV. Financials

March 31, 2016 close financials reports \$26,099.50 in Operating and \$35,495.08 in Reserves.

March 2016 Profit and Loss statement reports that the Association is \$3,133.66 over budget in year to date Operating expenses. The Repairs and Maintenance overage has been reclassified to reserves. This will be reflected in the May financials.

All Reserves contributions have been made in 2016.

V. Managing Agents Report

A. Complete Items

- a. Completed steps behind N1/N2
- b. Contracted new snow plow contractor in April
- c. Moved boat rack to summer location
- d. Doug's unit closed for \$368,000

- e. Management Agreement in Place
 - f. Cold fill of holes in parking lot
- B. Pending Items
- a. Staining of steps behind N1/N2
 - b. Loose stones on North Building will be secured
 - c. Flowers in planter under sign
 - d. Parking lot re-stripe
 - e. Installation of heat tape on the roof on the south side of the building. SRG will obtain a price from Turner Morris and inform the Board via email.

VI. Ratify Board Actions via Email

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

- 3/10/16 – 2015 Taxes Approval
- 3/10/16 – Farmers Insurance Approval
- 5/9/16 – Window replacement request for unit N10

Tori seconded and the motion carried.

VII. Old Business

VIII. New Business

- A. Prouty Request – discussed under Owner Forum
- B. Tree Spray – Tori made a motion to have the trees sprayed by Ascent Tree Services. Kathleen seconded and the motion carried.
- C. Comcast Update – SRG reported to the Board that Comcast, in the near future, would like to upgrade the wiring at the complex. SRG will keep Dillon Pines Board members up to date as necessary.
- D. Remodel Request Form – The Board reviewed the proposed Remodel Request Form. This will be edited to add waste disposal and sent to the Board via email.
- E. Stuff on balconies – SRG will send an email to all Owners reminding them to not store items on their balconies.
- F. Limited Common Element – Tori discussed with the Board that she would like to give owners a certain amount of land in the back of each unit for unit owners' use only. This will be placed on the agenda for the Annual Meeting.
- G. Tree Replacement – Mary Kay asked if the large tree that died between Dillon Pines and Coeur Du Lac could be replaced. Currently, the Association is not in the financial position to have a tree installed, so this will be considered at a later date.
- H. Low Growing Evergreens along back of South at Lodgepole – Mary Kay suggested planning low growing evergreen shrubs. This will not be done since there is a snow storage easement.
- I. S6 Request of concrete overlay or slate on back patio – Owner will make a formal request of the Board for consideration.
- J. Balcony integrity – engineer will be hired to inspect unit balconies to determine safety.
- K. Tree removal survey – The Board reviewed the tree replacement survey. This will be sent to Owners via email and with their monthly statements in June.
- L. Dying tree on the property will be removed before it infects others in the area.

- M. Plat amendment – The Board discussed that when the Association created new documents, they did not complete a re-plat. In addition, the Association is still classified as a Condominium Association. Condominium Associations are more difficult to get a loan than a Townhome Association. This topic will be placed on the agenda for discussion at the Annual Meeting.
- N. Owner request for sprinklers – This will be evaluated when the irrigation is turned on for the summer.
- O. Owner request for RV parking for a few days in June – This Owner will be asked to contact the Town regarding RV parking in Dillon. If there is no location in Dillon to park RV's, this request will be reconsidered by the Board.
- P. SRG will review the rules and add that Board approval must be obtained to park any oversized vehicle.
- Q. If parking becomes an issue, parking passes will be discussed.
- R. HB1254 – Per Colorado Legislation, Summit Resort Group presented the annual Management Fee Disclosure to the Board.
- S. 2016 Annual Meeting – The Board reviewed the annual meeting notice packet.
 - a. Saturday, September 17, 2016
 - b. One additional Board member
 - c. Dillon Town Hall

IV. Next Meeting Date

The next Board of Directors meeting will be held when necessary.

V. Adjournment

With no further business, at 11:52 am, Mary Kay made a motion to adjourn the meeting. Tori seconded and the motion carried.

Approved by: _____ Date: _____