

**Dillon Pines
Board of Directors Meeting
June 2, 2017**

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

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

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I. Call to Order

The meeting was called to order at 1:06 pm.

II. Owners' Forum

Owner Lisa Hernandez was present via telephone.

III. Approve Minutes from previous Board Meetings – The Board reviewed the meeting minutes from the August 29, 2016 and September 17, 2016 Board meetings. Tori made a motion to approve the minutes from the September 17, 2016, board meeting as presented. Mary Kay seconded and the motion carried. Kathleen made a motion to approve the minutes from the August 29, 2016, board meeting as presented. Mary Kay seconded and the motion carried. The 2016 Annual Meeting Minutes were included in the packet.

IV. Financials

December 31, 2016 fiscal year end close reports that the HOA has \$32,148.25 in Operating and \$36,958.19 in Reserves. As of December 2016 close, the Association was \$3,176.36 over budget in Operating expenses

April 30, 2017 close financials reports \$23,074.85 in Operating and \$40,373.86 in Reserves.

April 2017 Profit and Loss statement reports that the Association is \$6,656.04 over budget in year to date Operating expenses. The main reason for this is snow removal and Repairs and Maintenance.

All Reserves contributions have been made in 2017.

All Owners are current with dues.

V. Managing Agents Report

A. Complete Items

- a. House Rules posted on website
- b. Roof snow stops installed (they have helped with snow falling off the roof)
- c. Repaired the area by N1 to divert the water from going down the stairs on the back of the building. It has worked well.

- d. Removed two dead trees in front lawn (there is one more that needs to be removed)
- e. Repaired stucco around the buildings
- f. Placed Remodel Request form on the website
- g. Spring Clean up
- h. Irrigation has been turned on
- i. Flowers will be planted the week before Father's Day, unless the weather forecast shows that earlier planting is possible.

VI. Ratify Board Actions via Email

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

- 10/6/16 – Snow removal contractor approval
- 3/10/17 – Farmers Insurance Approval
- 3/21/17 – 2016 Tax return approval

Kathleen seconded and the motion carried.

VII. Old Business

- A. Plat Amendment – The Board reviewed notes from Bob Gregory regarding the plat amendment. After discussion, Kathleen made a motion to proceed with the plat amendment, even though the costs will be more than originally planned. This will be paid from reserves, and not a special assessment. Mary seconded and the motion carried.
- B. Asphalt – SRG presented bids for asphalt replacement. This will be discussed at a later Board meeting, as future maintenance for Dillon Pines is considered.
- C. Exterior Modification – SRG will take pictures of another complex that has had exterior modifications and email the before and after to the Board. Pictures will be available at the Annual Meeting for Owners to see as well. Also at the Annual meeting, Owners will be asked for feedback regarding the exterior modification and costs.

VIII. New Business

- A. HB 1254 - Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- B. Dead Tree Removal and Trimming – There is one tree on the property that is dead. This tree will be removed. There are also trees that are hitting the building. These trees will be trimmed. Owners will be notified of the trimming.
- C. Lawn Repair – The Town of Dillon has replaced the water main, which is located partially in Dillon Pines lawn. The Board discussed the replacement of sod in this area. SRG will determine what future plans the Town has before spending money on lawn repair.
- D. Tree Spraying – Kathleen made a motion to have the trees sprayed this year. Mary seconded and the motion carried.
- E. 2017 Annual Meeting – The Board reviewed the annual meeting notice packet. A change will be made to the cover letter to include information of the exterior modification discussion.
 - a. Saturday, September 23, 2017

- b. Notice to be sent out on August 23, 2017
 - c. Dillon Town Hall at 1:00 pm
- F. Interior Remodel Request – The Board reviewed an interior remodel request from an Owner. This request is approved except for the color of his front door. It must be wood color. The Board and SRG will work to create a door replacement policy for future replacements.

IV. Next Meeting Date

The next Board of Directors meeting will be held on Friday, July 21, 2017 at 1:00 pm.

V. Adjournment

With no further business, at 2:21 pm, Kathleen made a motion to adjourn the meeting. Mary seconded and the motion carried.

Approved by: _____ Date: _____