

**Dillon Pines
Board of Directors Meeting
July 17, 2012**

Board members present via telephone were Doug Ostergaard, Carol Bosserman, Tori Gustafson, Mary Kay Stewart and Kathleen Kelble. A quorum was present.

Representing Summit Resort Group were Kevin Lovett, Deb Borel and Peter Schutz (via telephone)

* * * * *

- I. Call to Order**-The meeting was called to order at 6:00 p.m.
- II. Owners' Forum** – It was noted that the meeting notice and agenda were posted on the website. No homeowners, other than board members, were present.
- III. Approve Minutes from previous Board Meetings**– Minutes from the March 29, 2012 Board meeting were reviewed. Doug moved to approve the minutes as presented. Mary Kay seconded and the motion passed.
- IV. Financial Review**
May 31, 2012 close financials report \$5,164.99 in Operating and \$44,804.30 in Reserves.
- May 31, 2012 Profit and Loss statement reports that Dillon Pines is \$647.87 over budget in year to date operating expenses; major areas of variance include:
- 501 Acct and Legal \$1,566 over
 - 525 Landscape maintenance \$2,602 over (timing issue due to the remulch and rock addition project)
 - 538 Allowance for doubtful accts \$3,154 under
- June 2012 financials will be emailed to board on July 19, 2012
We are current on all reserve contributions

Accounts Receivable

- N-5 has caught up on dues payments including late fees
- S-5 \$15,518.24 balance owed (lien on unit)
- S-6 \$12,935.64 balance owed (lien on unit)
- Late fees continue to be assessed to each.
- S-5 Update
 - Foreclosure date is July 27, 2012
 - Bid due July 25, 2012 (bid amount will be a total of what S-5 owes to date to include all dues, assessments, late fees and legal fees)
 - Bankruptcy expected to be filed by owner (Chapter 13)
 - Five years to pay back debt owed
 - After default, begin foreclosure process again-much quicker process than the first time. The reason the owner is able to file bankruptcy

again is because the judge dismissed the first bankruptcy without prejudice.

- Attorney to monitor bankruptcy plan closely

Doug made a motion to bid on unit S-5 at the sheriff's sale on July 27, 2012. The bid amount will be for the dues, assessments, legal fees and late fees owed as of July 25, 2012. Mary Kay seconded and with all in favor, the motion carried. SRG will contact attorney to start the process.

- S-6 Update
 - Demand letter sent
 - Personal Judgment
 - Owner served, court date was March 7, 2012. Owner did not show up
 - Motion for default judgment granted; no funds
 - Receivership
 - Denied, owner claims unit is primary residence
 - Option to move forward
 - Pursue foreclosure, even with no equity
 - Attorney recommends proceed with foreclosure, and once the unit is obtained, do not pay bank. The bank will eventually take over.
 - \$4,000 legal expense to pursue

No action will be taken at this time against S-6. Dues and late fees will continue to add to balance.

V. Managing Agents Report

- Complete Items
 - Concrete replaced in front of the north building and on the south building steps
 - Re-mulched flower beds
 - Stone refresh at the south building
 - Rain sensor installed
- Pending Items
 - Plant two evergreens at front of North building

VI. Old Business

No old business

VII. New Business

- 2012 Annual Meeting
 - Date-September 8, 2012 at 1:00 pm
 - Official notice to be sent August 8, 2012-board approved notice presented
 - Picnic to follow-SRG will order less food for picnic since there are always too many leftovers.
 - All board members are willing to serve another term if no additional interest is shown.

VIII. Next Meeting Date

No future board meeting date has been set.

IX. Adjournment

With no further business, the meeting adjourned at 6:34 p.m.

Approved by: _____ Date: _____