

**Dillon Pines
Board of Directors Meeting
July 31, 2014**

Board members present via telephone were Doug Ostergaard, George Harrison, Carol Bosserman, Katherine Kelble and Mary Kay Stewart. Present in person was Charlotte Jacobsen. A quorum was present.

Attorney Wilton Anderson was also present via telephone.

Representing Summit Resort Group in person were Kevin Lovett, Peter Schutz and Deb Borel.

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I. Call to Order

The meeting was called to order at 3:04 p.m.

II. Erwin Update

Attorney, Wilton Anderson reported on the status of S6. The Owner has filed his second bankruptcy.

- Doug asked if SunTrust was still in a position to foreclose on the property – Wilton reported that SunTrust can do so if the case is dismissed or if there is a release of stay in place. The deadline for filing relief of stay is in September.
- To fully protect the association, Wilton recommended filing an objection to the payment plan before the deadline, which is August 6.
- The grand total owed is \$32,705.66.
- Wilton reports that the association needs to protect themselves in the bankruptcy. If the association is given a relief of stay, then foreclosure may be pursued. The cost of foreclosure would cost the association a minimum of \$5,000.
- The balance on the current loan on S6 is approximately \$240,000.
- If the association forecloses on the property, with the current debt, Realtor fees, etc., the association would lose money.
- Charlotte reported that his son lives in the property.
- Peter recommended the association protect their assets.
- Pros and cons of waiting for SunTrust
- The Board discussed the pros and cons of moving forward
- George made a motion to allow legal council to proceed with the filing on the association's behalf, and to move forward with submitting the objection to the bankruptcy court to protect the assets of the association. Mary Kay seconded and with all in favor, the motion carried.
- Wilton stated that if the association were to foreclose, it would take approximately six months.
- The Board agreed that they could wait to see what SunTrust does before proceeding further.
- SRG will send meeting minutes to Wilton.

III. Owners' Forum

No owners, other than board members, were present.

IV. Approve Minutes from previous Board Meetings – The Board reviewed the minutes from the February 20, 2014 Board meeting. Doug made a motion to approve the minutes. Charlotte seconded and the motion carried.

V. Financial Review

SRG reported on June 30, 2014 financials as follows:

June 30, 2014 Close

June 30, 2014 close financials report \$5,828.61 in Operating and \$47,167.70 in Reserves.

June 30, 2014 Profit and Loss statement reports that the association is \$1,163.90 under budget in year to date operating expenses.

2013 tax return has been filed and nothing is owed.

A/R – SRG is working with the owner of N5 to come current with dues. He is out of the country and will be paying his balance on August 4.

George made a motion to forgive the debt of \$27,487.79 on the balance sheet that is due to Reserves from Operating. Doug seconded and the motion carried.

VI. Managing Agents Report

SRG gave the following managing agents report:

Completed Items

- Touch up painting
- Landscaping

VII. Old Business

A. Erwin update – discussed above

VIII. Ratify Board Actions via email

George made a motion to approve the following motions via email since the last meeting.

- 3/3/14 – Tax return and insurance renewal approval
- 4/11/14 – Approval of S-5 Roof penetration request

Charlotte seconded and the motion carried.

IX. New Business

- A. Roof Inspection Report – Board agreed to have Turner Morris do the recommended work with minimal trimming of trees. The missing flue charge will be rebilled to the owner.
- B. Fence – Mary Kay suggested building a picket fence behind the building on the far side of the lawn. Carol agreed. Doug suggested placing signs. This will be tabled until cash flow is improved.

- C. House Rules – The Board reviewed the revised House Rules. Doug moved to approve the House Rules as presented in the meeting packet. Kathleen seconded and discussion followed. After discussion, all were in favor, the motion carried.
- D. Annual Meeting
 - a. September 6, 2014 at 1:00 pm MTN
 - b. Official owner notice will be sent August 6, 2014
 - c. House Rules will be included in the notice
 - d. Town of Dillon
 - e. Picnic will be determined

IV. Next Meeting Date

The next Board of Directors meeting will follow the annual meeting to elect officers.

V. Adjournment

With no further business, the meeting was adjourned at 4:11 pm with a motion and a second.

Approved by:_____ Date:_____