

**Dillon Pines
Board of Directors Meeting
July 7, 2015**

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

Representing Summit Resort Group in person were Deb Borel and Kevin Lovett. Peter Schutz attended via telephone.

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I. Call to Order

The meeting was called to order at 3:00 pm.

II. Owners' Forum

No owners, other than board members, were present.

III. Approve Minutes from previous Board Meetings – Mary Kay made a motion to approve the minutes from the February 23, 2015 board meeting as presented. Charlotte seconded and the motion carried.

IV. Old Business

- A. Erwin Update – Doug updated the board as of the status of the S6 as follows:
 - a. Legal title will be awarded to the Association on July 8, 2015 at 5:00 pm.
 - b. Holdover tenant will be removed from property in order to take possession.
 - c. Eviction process could take from 30-90 days
 - d. Three-day eviction notice will be posted on Thursday morning. Attorney, Wilton Anderson, will prepare the notice.
 - e. Dillon Police Departments will be made aware of this process and asked for extra patrols.
 - f. SRG will remove the Board list from the website temporarily.
- B. Sale of Property
 - a. The Board discussed pros and cons of placing the unit on the market once legal possession has been granted to the HOA and the tenant has been evicted. Doug made a motion to move forward with sale of Dillon Pines S6 as soon as the Association has title and legal possession of the property, with the listing agent being Summit Resort Group. The price will be determined once possession is granted. Mary Kay seconded and the motion carried. The listing agreement will commence once the Association is in possession.

V. Ratify Board Actions via email

There have been no actions via email since the last Board meeting.

VI. New Business

- A. S2 Remodel will begin on August 1.

VII. Financials – add this to this agenda

- A. May 31, 2015 close reports that the Association has \$441.52 in Operating and \$34,279.29 in Reserves.
- B. The Profit and Loss statement reports that the Association is \$2,072.56 over budget in Operating expenses.
- C. It was noted that the Association has not made any Reserve contributions in 2015.
- D. It was also noted that Dillon Pines owed Summit Resort Group and Richmond Sprouse, LLC an amount totaling \$8,491.93
- E. SRG will contact the Town Of Dillon regarding water tier pricing.
- F. SRG will confirm that the heat tape is turned off, as well as looking into what is causing the extra electric usage.
- G. Tori made a motion that \$10,000 be transferred from Reserves to Operating. George seconded and the motion carried.

IV. Next Meeting Date

The next Board of Directors meeting will be held when needed within the next several weeks.

V. Adjournment

With no further business, at 4:06 pm, Charlotte made a motion to adjourn the meeting. Kathleen seconded and the motion carried.

Approved by: _____ Date: _____