

**Dillon Pines
Board of Directors Meeting
August 1, 2013**

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

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

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I. Call to Order

The meeting was called to order at 4:06 p.m.

II. Owners' Forum

It was noted that the meeting notice and agenda were posted on the website. No Owners other than board members were present.

III. Approve Minutes from previous Board Meetings– The Board reviewed the minutes from the February 28, 2013 Board meeting. Doug made a motion to approve the minutes as presented. Mary Kay seconded and the motion carried.

IV. Financial Review

SRG reported on 2012 fiscal year end financials as follows:

June 30, 2013 Close

June 30, 2013 close financials report \$13,107.16 in Operating and \$44,850.01 in Reserves.

June 30, 2013 Profit and Loss statement reports that Dillon Pines is \$1,248.38 under budget in year to date operating expenses. The major areas of variance include:

- 501 Accounting and Legal - \$2,484 over budget
- 530 Contingency - \$1,006 under budget
- 538 Allowance for doubtful accts \$1,890 under budget

Accounts Receivable Update

- S-5 – Doug reported that this unit is under contract for sale and is currently scheduled to close on August 13, 2013. Contract price is \$265,000. There are inspection items that need to be completed before closing, so negotiations for repairs are underway. Current tenant is required to vacate seven days before closing.
- S-6 – Peter referred to a letter that was sent by attorney, Wilton Anderson, to the Board of Directors. The letter stated that he is moving forward with a Motion of Judgment on the Pleadings against the owner of S-6 and states that there is a judgment against the owner. Carol proposed that the Board set up a plan to avoid this happening to the association again. Kevin will send a copy of the current Collections Policy to the board for review.

- N-7 – Doug asked if dues payment had been received from this owner. SRG will confirm that payment has been made.

V. Managing Agents Report

SRG gave the following managing agents report:

Completed Items

- The parking lot lines were striped.
- Stucco repairs have been made on the south end of the south building.
- The mulch has been refreshed in the landscaped beds.
- The trees have been sprayed.

Pending Items

- Comcast Digital TV Conversion will take place on August 29. Owners will be notified before the conversion.

Discussion

- N-8 back deck concrete corner – pad is poured independently of the building.
 - The Board discussed options for repair. To patch it would cost \$600 and to replace the concrete pad would cost \$1,000.
 - Mary Kay made a motion to replace the concrete pad at a cost of \$1,000. Doug seconded and the motion carried.

VI. Old Business

A. Landscaping / Irrigation –

- a. The irrigation is working properly.
- b. A padlock has been placed on the clock so it will not be turned off again. Rain sensors are on and working properly.
- c. Once the grass is in good condition, the irrigation time will be decreased.
- d. Irrigation zones have been adjusted for better coverage.
- e. Greenscapes will be asked to take a look at the coverage and make necessary changes to the spray pattern.
- f. SRG will determine the cost of installing lockable encasements to cover the back flow preventers to prevent theft.

VII. Ratify Board Actions via email

There were no actions via email to ratify.

VIII. New Business

- A. 2013 Annual Owner Meeting date is September 7, 2013 at 1:00 pm. Official notice will be sent to owners on August 7, 2013. The board reviewed and approved the notice. There will be no picnic this year following the annual meeting. The proposed 2014 budget will be placed in the annual meeting notice.
- B. Doug thanked the current board members for their service this year.
- C. Doug thanked the Property Management Company for their work and congratulated Kevin for becoming part owner of Summit Resort Group.
- D. Doug will not be present at the annual meeting, but is willing to serve on next year's board.
- E. Carol thanked Peter and Doug for the success with S-5.

VIII. Next Meeting Date

The next Board of Directors meeting will be held on September 7, 2013 after the Annual Owner meeting.

IX. Adjournment

With no further business, the meeting adjourned at 4:57 p.m.

Approved by: _____ Date: _____