

**Dillon Pines
Board of Directors Meeting
August 29, 2016**

Board members present were Tori Gustafson, Kathleen Kelble, and Charlotte Jacobsen. A quorum was present.

Representing Summit Resort Group in person was Deb Borel.

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I. Call to Order

The meeting was called to order at 10:53 am.

II. Owners' Forum

Owner Larry Milner was present via telephone.

III. Approve Minutes from previous Board Meetings – Tori made a motion to approve the minutes from the May 16, 2016 board meeting as presented. Charlotte seconded and the motion carried.

IV. Financials

July 31, 2016 close financials reports \$29,724.38 in Operating and \$37,133.46 in Reserves.

July 2016 Profit and Loss statement reports that the Association is \$2,105.57 over budget in year to date Operating expenses. The main reason for the overage is snow removal.

All Reserves contributions have been made in 2016.

V. Managing Agents Report

A. Complete Items

- a. Completed staining of steps behind N1/N2
- b. Secured loose stones on North building
- c. Flowers planted under lake side sign
- d. Parking lot striped
- e. Tree spraying complete
- f. Informed Owners of unapproved items on balconies
- g. Adjusted sprinkler heads for more coverage

B. Pending Items

- a. Installation of heat tape on the roof on the south side of the building.

C. Report Items

- a. Plat amendment has been placed on the agenda for discussion at the annual meeting
- b. Use of Limited Common Element has been placed on the agenda for discussion at the annual meeting.

VI. Ratify Board Actions via Email

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

- 5/24/16 – Approval of temporary RV parking

Charlotte seconded and the motion carried.

VII. Old Business

- A. Structural Engineer – Deb Borel met with an engineer and it was determined that the balconies were structurally sound. The decking is bowing in places and could be replaced, but the “bones” of the balcony are in good condition. Prior to the Board meeting, the Board members present completed a walk through the complex and went onto several of the balconies. They agreed that the balconies in their entirety do not need replacing. SRG will obtain bids to replace the decking and railings on all units. Bids will include the options of wood and composite.
- B. Roof snow stops – Tori made a motion to approve Turner Morris bid to install the snow stops. Charlotte seconded and the motion carried.
- C. N1 Drainage Request – SRG will contact the Owner and let him know that the area will not be repaired per his request, but hydraulic concrete will be placed and water diverted from the stairwell. SRG will monitor during the winter season to see if it helps. Other options will be discussed if this fails.
- D. N1 Planters – The Owner of N1 will be required to either place the planters or remove the metal stairs before the end of September 2016. If this is not done, SRG will remove the stairs and the Owner of N1 will be billed for the work.
- E. House Rules – The Board reviewed the revised House Rules. Kathleen made a motion to approve the Rules as presented. Tori seconded and the motion carried.
- F. Tree removal survey results were 5 in favor of removal and 11 against.
- G. Dead tree removal – Two trees on the lake side of the south building will be removed. One is dead and the other badly diseased.
- H. Stucco Repairs – Stucco repairs are being done as needed and hydraulic concrete will be placed where needed.
- I. Remodel Request Form – The Board reviewed a remodel request form. Tori made a motion to approve the form as presented. Kathleen seconded and the motion carried. This request form will be placed on the website.

VIII. New Business

- A. 2016 Annual Meeting – The Board reviewed the 2016 Annual meeting packet. The meeting will be held at 1:00 pm on September 17, 2016 at Dillon Town Hall.
- B. Capital Projects
 - a. Decks and Railings – Discussed above
 - b. Asphalt – SRG will obtain a bid to replace the asphalt at the complex. This and the decks and railings bid will be placed on the capital plan.
 - c. Painting – SRG will obtain a painting bid and this will also be placed on the capital plan
- C. Roof leaks
 - a. The porch ceiling of N8 has an active leak from the roof above. SRG will meet with Turner Morris to have them repair it.

- b. Caulking on gutter above N8 balcony will be monitored to make sure that is it working properly and not leaking.
- c. Chimney is leaking in N3 – Turner Morris will look at this and repair as needed.
- d. On the front of the north building, in front of unit N8, the gutter will be caulked so that ice does not build up in the winter.

IV. Next Meeting Date

The next Board of Directors meeting will be held when necessary.

V. Adjournment

With no further business, at 11:26 am, Tori made a motion to adjourn the meeting. Charlotte seconded and the motion carried.

Approved by: _____ Date: _____