

**Dillon Pines
Board of Directors Meeting
August 9, 2018**

Board members present were Mary Kay Stewart, Mary Hahn and Kathleen Kelble in person, and Tori Gustafson and Charlotte Jacobsen via telephone. A quorum was present.

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

* * * * *

I. Call to Order

The meeting was called to order at 12:02 pm.

II. Owners' Forum

No owner's other than board members, were present.

III. Approve Minutes from previous Board Meetings – Mary Kay made a motion to approve the minutes from the August 9, 2018 Board meeting as presented. Tori seconded, and the motion carried.

IV. Financials

June 30, 2018 close financials reports \$17,839.35 in Operating and \$47,292.72 in Reserves.

June 2018 Profit and Loss statement reports that the Association is \$694.01 over budget in year to date Operating expenses.

All Reserves contributions have been made in 2018.

All Owners are current with dues.

V. Managing Agents Report

A. Complete / Report Items

- a. SRG continues to work with the attorney and Town of Dillon to have the plat amendment approved.
- b. Irrigation system is on and working properly
- c. Board rack has been moved to its summer location.
- d. Mulch has been added to front beds
- e. Flowers have been planted in the front bed
- f. Weed and Tree spray is complete – SRG will ask the company who provides the turf spray service to determine if there is a product to spray for weeds that is not harmful to breathe. Deb will also ask Carol Bosserman if she is aware of a product.
- g. Backflow testing is complete
- h. Staining will begin soon – Owners will be reminded to move vehicles during staining, as well as move all items on decks away from the building. Painting contractor will be asked to look at the underside of eave of the overhang above the back deck of North 8.

VI. Ratify Board Actions via Email

Mary Kay made a motion to ratify the following Board actions via email, since the last meeting:

- 5/23/18 – Hire designer to help with paint colors for the building
- 7/16/18 – Deck replacement special assessment was approved for presentation to owners
- 7/24/18 – 2019 Budget adoption was approved for ratification at the annual meeting

Tori seconded, and the motion carried.

VII. Old Business

- A. Plat Amendment Update – Deb reported that the survey is complete, the Declaration amendment is finalized, and the Bylaw amendment is also finalized. Attorney, Bob Gregory, and Deb continue to work with the Town of Dillon attorney for final plat approval by the Town. The town is requiring Dillon Pines to obtain 100% of ownership approval before they will allow the HOA to replat. SRG will email details of this process to each owner with the Power of Attorney, the Declaration Amendment Approval form, the re-plat attached to the email. At the annual meeting, a blown-up copy of the plat will be available for presentation to owners. A notary will be present at the annual meeting for notarizing the Power of Attorney document for those owners present. For those owners who have not returned their documents, a stamped return envelope will be provided with a mailer to those owners.
- B. Deck Repairs – True Exteriors has been informed that the Board has approved them to complete the deck repairs, and that the final approval will be given after August 25, 2018, when the vote will take place at the HOA meeting.
- C. Asphalt – This will be tabled until a later meeting.
- D. Concrete Settling at S1/S2 – This will be discussed at the meeting in June.
- E. Trees – Deb reported that an evergreen tree This will be tabled until a later meeting. Mary will call a nursery and determine a quick growing and hardy tree to plant.

VIII. New Business

- A. Stones outside of North 8 have fallen off the building. Paul will replace.
- B. Annual Meeting – The board reviewed the annual meeting packet.

IV. Next Meeting Date

The next Board of Directors meeting will be following the annual meeting on August 25, 2018 at the Dillon Town Hall.

V. Adjournment

With no further business, at 12:41 pm, Mary Kay made a motion to adjourn the meeting. Mary seconded, and the motion carried.

Approved by: _____ Date: _____