

**Dillon Pines  
Board of Directors Meeting  
August 10, 2011**

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

Representing Summit Resort Group were Deb Borel and Peter Schutz (via phone)

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- I. Call to Order**-The meeting was called to order at 6:00 p.m.
- II. Owners' Forum** – It was noted that the meeting notice and agenda were posted on the website. No homeowners, other than board members, were present.
- III. Approve Minutes from previous Board Meetings**– Minutes from the June 21, 2011 Board meeting were reviewed. Doug moved to approve the minutes as presented. Carol seconded and the motion passed.

**IV. Financial Review**

**May 31, 2011 Close**

July 31, 2011 close financials report \$5,104.19 in Operating and \$56,485.00 in Reserves.

July 31, 2011 Profit and Loss statement reports that Dillon Pines is \$1,597.59 over budget in year to date operating expenses. Major areas of overage include legal and water/sewer. SRG will call the town of Dillon and inquire about the water charges.

**Accounts Receivable**

- ❑ N-5 \$465.26-Owner pays in for several months at a time including late fees. Was paid in full last month; these are current charges.
- ❑ S-5 \$15,458.09 balance owed – Date for Sheriff's sale is set for September 30, 2011.
- ❑ S-6 \$8,248.94 balance owed – Doug looked into options to sue for judgment including placing a lien on other home in Englewood and determined that the property is not in his name.

Late fees continue to be assessed to each.

**V. Managing Agents Report**

Deb reported the following:

- Smoke/CO Detectors have been installed and all homeowners in compliance
- Parking Lot Restripe will cost \$330. Board decided not to stripe this year.

## **VI. Old Business**

### **Governing Document Proceedings**

Article Amendment – mailer sent

Responses (approval) received to date:

S-1 (Kelly)

S-2 (Lakeview Condo LLC)

S-3 (Fuchser)

S-4 (Ostergaard)

S-6 (Erwin)

S-7 (Harrison)

S-8 (Harrison)

S-9 (Bosserman)

S-12 (Fentiman)

N-2 (Harrington)

N-4 (Foley)

N-6 (Allen)

N-7 (Resnick)

N-8 (Kelble)

N-9 (Dillon Pines Nine)

N-10 (Dillon Pines Ten)

Doug has called owner of N-3 to obtain approval from the homeowners. Doug will also call owner of N-5 for approval. He will continue to call owners for one more vote of approval.

## **VI. New Business**

### **Comcast Cable**

- ❑ All in boxes installed. Some owners have had issues, but they have been resolved.
- ❑ All buildings have been painted, caulked and stucco has been repaired. SRG is in the process of obtaining bids for painting and staining of doors for owners. Information will be provided to homeowners and each will be responsible for having the work done, if desired.
- ❑ Trees
  - SRG obtained bids for aspen and spruce trees. Katherine will talk to her guy about a transport price for trees from her Evergreen home. Will be discussed via email after her numbers have been obtained. Peter will talk to Bernie, SRG, to see if he is interested in doing the project.
- ❑ Concrete Repair
  - SRG will look at additional concrete repairs on front porches and walkways and inform board if there is a safety issue with any of them.
- ❑ Fire hydrant move-SRG reported that the cost to move the fire hydrant to another location would be between \$25,000 and \$40,000. Board elected not to have it moved.
- ❑ Annual Meeting 2011
  - Saturday, September 10, 2011
  - Owner picnic will follow-Jersey Boys will be served
  - Annual meeting notice was reviewed and approved by the board. It will be mailed to owners Thursday, August 11, 2011.

**II. Next Meeting Date**

The next Board of Directors meeting will follow the annual meeting on Saturday, September 10, 2011 at the Town of Dillon.

**IX. Adjournment**

With no further business, the meeting adjourned at 6:50 p.m.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_