

**Dillon Pines  
Board of Directors Meeting  
May 17, 2011**

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

Representing Summit Resort Group were Kevin Lovett, 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 March 15, 2011 Board meeting were reviewed. Mary Kay moved to approve the minutes as presented. Kathleen seconded and the motion passed.

**IV. Financial Review**

Kevin Lovett of SRG reported on year-to-date financials as follows:

April 30, 2011 Close

April 30, 2011 close financials report \$3,864.25 in Operating and \$66,426.84 in Reserves.

April 30, 2011 Profit and Loss statement reports that Dillon Pines is \$133 over budget in year to date operating expenses.

All contributions to the reserve account have been made

Accounts Receivable

N-5 \$2311.72 balance owed (late fees assessed)-craft letter to this owner asking to pay or possibly rent and give SRG rental income.

S-5 \$13,541.59 balance owed (foreclosure process update)-awaiting court date

S-6 \$6,995.44 balance owed (lien on unit)- craft letter to this owner asking to pay or possibly rent and give SRG rental income.

Late fees continue to be assessed to each.

Doug made a motion that the board of directors approves a transfer of \$10,000 from the reserve account to the operating account to cover bills, and if needed at a future date, \$5,000 additional. Mary Kay seconded and the motion carried.

Doug will write a letter to send to homeowners via email, informing them of the three homeowners (units S-5, S-6 and N-5) that are in arrears and explaining how it is affecting the HOA finances.

## V. Managing Agents Report

- Spring cleanup underway
- Irrigation start up, pending (weather dependent)
- Smoke Detector report – units inspected re smoke and CO detector addition; units must have one smoke and one CO detector on each level. Follow up inspection complete-
  - SRG will install those that have not complied and bill the owner for parts and installation.
  - Deb will call owner of S5 to determine if detectors have been installed, and if they have not, will see how SRG can help in the installation process. If Deb is not successful, a note will be placed on the door to find out if the detectors have been placed.
- House rule revision - J. Each Unit must have at least one functional smoke detector and one functional carbon monoxide detector on each level.

## 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-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)

Kevin will call owners of S-7 and Doug will call owner of N-3 to obtain approval from the homeowners.

## VI. New Business

### Comcast Cable

- Mary Kay made a motion to sign a new contract with Comcast with an added clause that no unit will be reinstated with cable until they are up to date on dues. Kathleen seconded and the motion carried. Board approved expenditure for attorney to draft a clause for the Comcast contract.

- Doug and Kevin will walk around the complex to determine what needs to be painted and a board vote will be taken via email.
- During walk around, pictures will be taken and sent to board.
- Doug and Kevin will also look at trees to determine which ones are dead. Pines will be treated again this year for beetle kill.
- Deck and railing replacements will be tabled for now.
- Kathleen offered to donate trees if transportation from Evergreen to Dillon is provided.

**IIIX. Next Meeting Date**

The next Board of Directors meeting will be on June 21, 2011 at 6:00 pm in the office of Summit Resort Group.

**IX. Adjournment**

With no further business, the meeting adjourned at 7:00 p.m.

Approved by: Carol A. Ruckman Date: 6/21/11