

**Dillon Pines
Board of Directors Meeting
September 22, 2011**

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

Representing Summit Resort Group were Kevin Lovett and Peter Schutz.

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- I. Call to Order**-The meeting was called to order at 4:00 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 September 10, 2011 Board meeting were reviewed. Doug moved to approve the minutes as presented. George seconded and the motion passed.
- IV. Financial Review**
The Board reviewed the pending unit foreclosure action in efforts to protect the interest and position of the Association. Board members were asked to disclose any personal interest if planning to pursue placing a bid at auction; there was no interest from any Board members to pursue. Strategies as discussed with attorneys were reviewed. Upon review, Mary Kay moved to approve the association submittal of a bid in the amount owed to the Association of between \$18,000 and \$19,000 in efforts to protect the interest of the Association; Kathleen Kelble seconds and the motion passed unanimously.
- V. Managing Agents Report**
Governing Document Recording - the new Articles have been recorded with Summit County. SRG will check to make sure the documents are recorded with the Secretary of State as well.

Gutter cleanout - the gutters and roof drains have been cleaned out.

Parking Signs - SRG will move the one existing "Parking for Dillon Pines Residents only, all others will be towed" sign into a more visible location at the North bldg parking lot and will install a new "Parking for Dillon Pines Residents only, all others will be towed" sign in visible location in the South Bldg parking lot. Reflective tape will be added to the signs.

Irrigation blow out - the irrigation system has been turned off. Blow out is scheduled to occur within the next 2 weeks.

Snow Plowing - \$2855 budgeted for the season

Bids received:

Tom Hill - \$550 / mo includes 2 scrapings = \$3300 for season

Smokey's Mt Services - \$350 per month = \$2100 for season
AAA - \$385 per month = \$2310 for season
Raptor const - \$400 per month = \$2400 for season
George moved to accept the bid from Smokey's Mt Services; Carol seconds and the motion passed.

Snow plow, move vehicles from lot when receive more than 3 inches of snow - SRG will place a reminder notice in each unit stating that vehicles must be removed from the parking lot by 9 am on days when we receive 3 or more inches of snow. Language to this same effect will be added to the post annual meeting minute mailer.

Boat rack - the boat rack is scheduled to be moved to the "winter location" to open up the snow storage area within the next few weeks. SRG will add language in the post annual owner meeting mailer reminding owners that they are to register their boats and once registered, a sticker will be sent to you to put on your boat. SRG will order stickers.

VI. Old Business

There was no old business discussed.

VI. New Business

Post annual owner meeting minute mailer - the post annual owner meeting mailer will be sent to all owners. Additions to the mailer include:

- adding language re fines will be invoked for those that do not move their vehicles from the lot by 9 am on snow plow days
- adding language re reminder to owners to register their boats and to receive a sticker to mark their boat and reminder that each unit is only permitted one boat to be stored at anyone time.
- the house rules will be included in the mailer.

IIIX. Next Meeting Date

The next Board of Directors meeting is to be determined; the Board and SRG will plan date of next meeting after the foreclosure auction date.

IX. Adjournment

With no further business, the meeting adjourned at 5:10 p.m.

Approved by:_____ Date:_____