

**Dillon Pines Apartment Association
Board of Director Meeting
2-7-09**

I. Call to Order / Quorum

II. Owners Forum

III. Review and approve minutes from 12-3-08 Board meeting

IV. Financials

A. 2008 Year end Financial review

V. Managing Agents Report

VI. Old Business

A. Status and update on Governing Documents
-Planning for “next steps”

VI. New Business

IX. Next meeting date

X. Adjournment

Dillon Pines Apartment Association Board of Directors Meeting Minutes
2/7/2009

The meeting was called to order by President Doug Ostergaard at 9:30 am. Additional board members present were Tori Gustafson. Members Mary Kay Stewart, Kathleen Kelble and George Harrison were present via conference call. A quorum was present. Linda Ostergaard attended as a guest. Peter Schutz was present on behalf of Summit Resort Group.

- 1) No Owners were present for the owner's forum.
- 2) The minutes of the 12/3/08 Board meeting were reviewed. Mary Kay Stewart made a motion to approve the minutes, 2nd Doug Ostergaard. The motion passed.
- 3) The 2008 year end financials review was the next item of business. The association closed the year with \$10,914 in operating and \$37,349 in reserve. Operating expenses exceeded budget by \$ 586 for the year. Landscaping was \$1,600 over budget due to tree removal expense. Unit S-5 continues to be late paying dues and has been turned over to an attorney for collection. The financial report was approved.
- 4) Peter Schutz gave the managing agent report. Including projects completed and pending items. The board discussed the request from the owner of N-7 to install a light on the west end of the north building to improve visibility of the sidewalk. Approval was given subject to board member Tori Gustafson approving a suitable location. SRG was asked to clean the snow off the steps going down to the dumpster. The board reviewed the draft of the "unit window and door replacement policy" after discussion a motion was made by Doug Ostergaard, 2nd Tori Gustafson to approve the policy subject to changes and final review by the board. The motion passed. The next item of business was the request by the owner of S-5 to consider an exception to the house rules and allow him to park three vehicles on the south building parking lot. After much discussion the board agreed to the following:

A revocable agreement will be drawn up between the owner and the association which will include:

- Commercial vehicle(s) to be parked in the spaces on the north side of the lot.
- Vehicles to be removed as part of normal snow removal policy
- Vehicles to be parked properly (within parking lines)
- Delinquent dues to be paid in full
- No other rules violation of any kind.

If any of the items included are violated the agreement will be immediately terminated. Doug & Peter will work on finalizing the document.

- 5) Doug provided an update on the redo of the association documents. He advised that the attorney was waiting for final comments from each member. George Harrison noted that he did not receive any feedback from the comments submitted. After discussion it was agreed that all comments would be submitted by February 13th and the attorney will be directed to prepare the final version to be sent to the owners for approval.

- 6) Under new business- SRG was asked to pursue putting the storage shed on Craig's list under a dismantle/haul & have for free arrangement. Tori Gustafson reported a dog leach violation by S-5 on February 5th, 2009 at 8:00 am.
- 7) The next board meeting was scheduled for Tuesday March 3rd, 6:00 pm at Doug's House. Conferencing will be arranged as well.

With no further business the meeting adjourned at 11:15am.