

**Dillon Pines
Board of Directors Meeting
June 21, 2011**

Board members present via telephone were Doug Ostergaard, Mary Kay Stewart, George Harrison 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 May 17, 2011 Board meeting were reviewed. Kathleen moved to approve the minutes with a change regarding donation of evergreens. Doug seconded and the motion passed.

IV. Financial Review

May 31, 2011 Close

May 31, 2011 close financials report \$14,363.78 in Operating and \$56,447.26 in Reserves.

The approved \$10k loan transfer from reserves to operating has been completed.

May 31, 2011 Profit and Loss statement reports that Dillon Pines is \$563.95 over budget in year to date operating expenses.

Accounts Receivable

- ❑ N-5 Balance paid in full including late fees.
- ❑ S-5 \$14,208.09 balance owed – Attorney has requested a date for the Sheriff's sale from the County. SRG will inform board of date when is made available. Homeowners will be emailed the information in case there is another owner interested in purchasing. Deb will monitor foreclosures.
- ❑ S-6 \$7,464.44 balance owed – Board discussed options to sue for judgment including placing a lien on other home in Englewood. Attorney advised that it is a good idea to have liens on both. Board will get further information on this option.

Late fees continue to be assessed to each.

V. Managing Agents Report

Deb reported the following:

- Spring clean up- complete
- Dead tree removal – North bldg – complete
- Re-mulch N building beds – complete
- Irrigation start up – complete
- Smoke Detector report – All units needing the addition of a smoke(s) or CO (s) have received final notice that we will be installing the needed smoke(s) and CO (s) on Tuesday, July 2nd. Homeowner will be billed for installation. Emails have been sent for the record. The type of CO detectors that SRG will install plug into the wall. The owner will be billed for the materials, and \$17.50 for installation.
- Parking lot re-stripe – SRG in process of obtaining bids for parking lot re-striping

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 has called owners of S-7 and George will send in notarized vote. Doug has called owner of N-3 to obtain approval from the homeowners. Doug will also call owner of N-5 for approval.

VI. New Business

Comcast Cable

- ❑ All in favor of renewing Comcast contract and SRG will send contract to Comcast.

Projects 2011

- ❑ Board reviewed paint bids for partial and full painting of buildings.
- ❑ Doug reported on the walk through as follows:
 - All buildings are in need of paint
 - Chipping of paint throughout complex
 - Doug recommended to board to spend \$9,957 for the painting of the buildings in their entirety. George concurred with Doug.
 - Stucco repairs needed in S-12
 - Stucco repairs needed to repair gutter leak at S-6 and S-7

- N-1 requires minor stucco work
- ❑ Landscaping
 - North building grounds bare due to tree removal.
 - N-8 and N-9 trees were removed and never replaced
 - SRG will look into costs of planting trees
- ❑ Concrete-board discussed the following:
 - Stairs at S-3 and S-2 are cracking and a hazard
 - Removal of concrete pad where shed was once present
 - Outside Carol and Kathleen's units, the concrete is cracked and water is seeping through
- ❑ Deck and railing replacements will be tabled for now.
- ❑ Board unanimously agreed to spend up to \$15,000 from reserves to hire Outer Armour to paint entire building and Orr Concrete to replace hazardous steps. Outer Armour will be asked to also repair stucco from gutter leak (units S-6 and S-7). In addition, with the allotted money, trees will be replaced by the North building.
- ❑ Asphalt work is on hold until additional monies are available.

II. Next Meeting Date

The next Board of Directors meeting will be on Wednesday, August 10, 2011 at 6:00 pm in the office of Summit Resort Group. Annual meeting is on September 10, 2011 at the Town of Dillon.

IX. Adjournment

With no further business, the meeting adjourned at 7:10 p.m.

Approved by: _____ Date: _____