

**Dillon Pines  
Board of Directors Meeting  
March 15, 2011**

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

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.

- Deb will make a courtesy call to unit S-11 regarding barking dog
  - Johnny will go by periodically to see if dog is barking
  - If, after verbal request, the dog is still barking, SRG will send letter
- S-5 Dogs Declaration of Nuisance
  - Notice of Nuisance was sent certified mail. It was not picked up.
  - SRG will post notice on door.
  - Dogs are no longer there, but if it becomes a problem again, a process server will be hired for delivery.

**III. Approve Minutes from previous Board Meetings**– Minutes from the January 18, 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:

**February 28, 2011 Close**

- February 28, 2011 close financials report \$966.78 in Operating and \$65,380.19 in Reserves.
- February 28, 2011 Profit and Loss statement reports that Dillon Pines is \$694.47 under budget in year to date operating expenses.
- Areas of major overage include:
  - 511 Snow Removal \$612.25 over (3 lot clearings, push backs and additional snow clearing)

**Accounts Receivable**

N-5 \$1412.42 balance owed (late fees assessed)

S-5 \$12,258.44 balance owed (foreclosure process proceeding plan)-Peter will inquire from attorney the timeline for the process of foreclosure.

S-6 \$6,264.44 balance owed (lien on unit) – SRG will question attorney about what HOA can do regarding this. Investigate possibility of small claims or suit for judgment.

Late fees continue to be assessed to each.

**2010 year end tax return** – completed, \$0 owed

**V. Managing Agents Report**

- ❑ Snow Removal – AAA Excavation, not up to par with Hilco (previous year's company). 3 lot scraping and pushbacks have taken place.
- ❑ Deep Freeze inspections – During the past winters cold spells, daily inspections of unoccupied units took place to identify sections of freeze up.
- ❑ After mailer was sent to homeowners regarding Internet, it was determined that most homeowners did not want it added. Those homeowners who want it may call to have it set up on an individual basis.
- ❑ Smoke Detector report – reviewed report regarding smoke detector and CO detectors in units. Kathleen made a motion to amend rules and regulations to require every homeowner to have at least one smoke detector and one carbon monoxide detector on each level of unit. Doug seconded and the motion carried. Deadline for this has been set for May 15, 2011. If they are not in by then, SRG will install and bill owner for detector(s) and installation.
- ❑ In the fall, SRG will coordinate a cleanout of all gutters (pine needles, etc.)
- ❑ Heat tape failure-a section of heat tape on the South building between units S-6 and S-7 occurred. Section has been replaced; will need to address stucco touch up painting this summer.

**VI. Old Business**

- ❑ Governing Document Proceedings-Mailer regarding article amendment was sent to homeowners. Have received 5 replies to date. Deadline is at the end of April.
- ❑ Reviewed By-Law Amendments-Doug made a motion to approve two amendments with addition of original date. Mary Kay seconded and the motion passed.

**VI. New Business**

- ❑ Property Management Agreement Renewal-Doug made a motion to renew contract with SRG for 2 years as presented. Mary Kay seconded and the motion carried. SRG will send the signature pages to Mary Kay for electronic signature.

**IIX. Next Meeting Date**

The next Board of Directors meeting will be on May 17, 2011 at 6:00 pm in the office of Summit Resort Group.

**IX. Adjournment**

With no further business, the meeting adjourned at 6:55 p.m.

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