

DILLON BAY CONDOMINIUMS HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

May 6, 2020

TELECONFERENCE BOARD MEETING

Directors present were Sally Liu, Richard Taylor, Robert Mahler, Scott Conant and Michael Murdoch. Owners present were Susan Gannett, and Chris Ellis. Present from Red Mountain Community Management (RMCM) was Sheila Skaggs, CAM and Josh Shramo, Owner.

Sally Liu called the meeting to order at 5:02 pm.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made by Robert Mahler, duly seconded and unanimously carried, the January 22, 2020 Board of Director Meeting minutes were approved.

FINANCIAL REPORT

- The Balance Sheet and P&L Statement were reviewed: Total Checking and Savings - \$201,002.52. Total Assets - \$209,390.02. Total Liabilities - \$11,093.47. Total Liabilities and Equity - \$209,390.02. The P&L statement had several line items appear to be over budget but the line items were double amounts in the month of March to catch up. All expenses are close to forecasted budget amounts.

RESOLUTION: Upon motion made by Robert Mahler, duly seconded and unanimously carried, the financials dated March 31 2020 were approved as presented.

PRESIDENT'S REPORT

Projects in progress

- Decks and Railings - Pat with Black Diamond (BD)
 - Railings have been installed but no fennels yet. The metal is rusty and needs to be cleaned and treated. The Building C stair stringer is attached but it is very shoddy workmanship. The stringer is rotten so the railings need to be supported with metal brackets. At the moment, there is a small 2x4 piece of wood attached to stabilize the railing but looks terrible. Sally will review this with Black Diamond. The final payment will be withheld until all punchlist items are addressed and completed to the HOA Board's satisfaction. Sue Gannett volunteered to assist with Black Diamond if needed.

RESOLUTION: Upon motion made by Scott Conant, duly seconded and unanimously carried, Black Diamond will be allowed to finish the project.

- Rules and Regulation Review – The Rules and Regulations will be amended to align with the Declaration. At the next Board Meeting, it will be reviewed and comments taken.

NEW BUSINESS

- Summits Finest submitted a quote to clean all common hallways (\$258). The quote is accepted as presented.
- Apeak Asphalt submitted a quote to crack seal (\$3,000) and repair tow areas with a skin patch (\$1700). The Board accepted the crackseal but not the patch area repair.
- RMCM presented two quotes. One quote to stabilize the stairs (\$700) and the other to remove the carpet in Building C (302) and replace with tile. The Board did not accept either quote at this time.
- The fireplaces need inspection and cleaned. Service Monkey will be contacted to submit a quote.

UPCOMING MEETINGS

Board Meeting - 1st week of August at 5:00 PM – Date and Place TBD

Budget Meeting – August

Annual Meeting – August 22, 2020 – 10:00 AM – Place TBD

ADJOURNMENT OF REGULAR BOARD MEETING

The meeting adjourned at 6:09 pm.