

DILLON BAY CONDOMINIUMS HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 8, 2022, 5:00 PM

TELECONFERENCE BOARD MEETING (ZOOM ONLY)

Directors present were Frank Younes, Richard Taylor, Robert Mahler, Sue Gannett and Monica Huso. Owners present were Sally Liu, Scott Conant, Bob Glover, Greg Pollan, and Matthew Petti. Present from Red Mountain Community Management (RMCM) was Sheila Skaggs, CAM.

Sue Gannett called the meeting to order at 5:01 pm.

QUORUM

5 out of 5 Board Members were in attendance -100%

FINANCIAL REPORT

- The financials were reviewed. Currently there is \$9,000 in legal which is over the budgeted amount but hopefully this will be recovered from the Black Diamond lawsuit. The Profit Loss Statement is pretty much on target as this month. There are two homeowners who are constantly delinquent in dues this affects cash flow for the Operating Account. Those accounts have been turned over to the attorney for collection.

OLD BUSINESS

- Black Diamond update –
 - Sue Gannett was disposed recently and it took 8 hours. She did absolutely magnificent! Frank Younes and Richard Taylor were in mediation on March 28. Frank explained that the legal team for Black Diamond of course see a different case than Dillon Bay does. Two contracts were presented but no executed copy which the legal firm is still looking for. Sally Liu stated that she might have it and will forward it to Sue Gannett if found. During the settlement talks, it started out at \$75,000, then it went up to \$225,000 and ended with \$250,000. The Dillon Bay Legal team is using this time to learn about what the Black Diamond team positions are. The mediation was done before the expert depositions were obtained so that will change things with the case. The good news is that the Dillon Bay Legal team is doing great but unfortunately the legal costs are piling up. Richard stated that the mediator has been in the business for 40 plus years and a previous judge so he knows the process very well. Realistically, we will not get everything we want but more than the last offer.
 - The safety issues identified in the Engineering report for the Black Diamond case should all be done first and Dillon Bay does not have to order or pay for top of line products.
 - The next steps will be mediation for the experts and analyzing those discoveries.
 - At some point in this process, the Board has to decide what amount is acceptable for a pretrial settlement. If the case goes to trial, the risk is being at the mercy of a jury decision. The Dillon Bay Legal team is confident that the case would go well if it went to trial.

NEW BUSINESS

- The fireplaces need to be inspected again this year so Service Monkey will be contacted.
- The Fire Monitor panels will be inspected again this year. RMCM is making schedules for those inspections with Allied Security.
- The landscaper contract is in place for this season with Rocky Top.
- Apeak Asphalt will assess the parking lot late spring or early summer for crack sealing.
- RMCM is authorized to begin Spring Cleanup. Josh and Jasmine will be notified.
- The Board would like to schedule a homeowner Workday to perform some property beautification. Sally will need help with the garden space. Sue Gannett will publish the Workday information in the next newsletter.

UPCOMING MEETINGS

Annual Homeowners Meeting – September 10, 2022 at 10:00 am at the Wildernest Red Building Conference Room by in person and ZOOM. Sheila, CAM, will send out more information by August 10th.

ADJOURNMENT OF REGULAR BOARD MEETING

The meeting adjourned at 6:05 pm