

DILLON BAY CONDOMINIUMS HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

January 22, 2020

Directors present were Sally Liu, Richard Taylor and Michael Murdoch. Present by phone was Robert Mahler and Scott Conant. Present from Red Mountain Community Management (RMCM) was Sheila Skaggs, CAM.

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

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the October 17, 2019 Board of Director Meeting minutes were approved.

FINANCIAL REPORT

- The WPM December financials were sent to the Board for review and approval in the two weeks prior to the meeting, since this was the last set of financials produced by Wilderndest Property Management. There were no significant issues and no questionable items.
- Another signer is needed on the Operating and Reserve accounts at Alpine Bank besides Sally Liu and Josh Shramo. Richard Taylor and Bob Mahler will be the new signers.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the financials dated December 31 2019 were approved as presented.

PRESIDENT'S REPORT

Projects in progress

- Decks and Railings - Pat with Black Diamond (BD) was unable to make the meeting.
 - There was a meeting with Black Diamond, RMCM and Sally Liu at the beginning of January. The remaining punch list items were discussed. Black Diamond agreed to all items on the list:
 - Safety issue – B303 railing – comp 1/8
 - Safety issue – Building A walkway railing – comp 1/7
 - Remove chair in front lawn – comp 1/7 by RMCM
 - Fill around cement areas – TBD in spring
 - Path repair to garden – TBD in spring by Rocky Top
 - Hand rails – can not be completed in snow (welder)
 - Railings on stairwells to be completed in the shop then transferred onsite to install.

- Paint joists under decks - TBD
 - Paint stairway stringers – TBD
 - Sand and refinish stairs – Stairs to be power washed not sanded.
 - Cement pads leading to ramps
 - Replace damaged siding where needed
 - Add Hardy trim to ends of railings where needed.
- The project is way behind schedule by months and will not be completed until Summer 2020 as weather permits
 - The final walkthrough and review of punch list will be performed by the entire Board of Directors and RMCM.

NEW BUSINESS

- Winter snow plowing is acceptable but the snow shovelers need to do a better job of shoveling out the hump of snow left at the garages when snow plowing occurs. RMCM will contact Home Sweet Home and alert them of this issue.
- The Board would like a winter newsletter created and sent out with information about short term rental, smoking, parking, dogs, spare keys, etc. Sheila will create the newsletter and send it out to all homeowners.
- Corinthian Hills HOA had their vote to amend their Declaration on January 17 but no one has heard the outcome of the vote.

UPCOMING MEETINGS

Board Meeting - May 2 ??? , at 5:00 PM – Date and Place TBD

Budget Meeting – July TBD

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

ADJOURNMENT

The meeting adjourned at 6:05 pm.

