

DILLON BAY CONDOMINIUMS HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

July 28, 2020

TELECONFERENCE BOARD MEETING (ZOOM)

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

Sally Liu called the meeting to order at 5:05 pm.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made by Robert Mahler, duly seconded and unanimously carried, the May 6, 2020 Board of Director Meeting minutes were approved.

PRESIDENT'S REPORT

- Emails must stay on topic because too many discussions within an email string are confusing.
- The building numbers will be reinstalled with new plaques.
- The cracksealing of the parking lot was completed today by APeak Asphalt.
- The fire extinguishers are due for inspection. RMCM will contact Tri State to perform the necessary inspection.
- The Radon Mitigation systems need to be inspected. RMCM will obtain the installers contact information from Sally and contact him for an inspection.
- A new lockbox is installed in the shed for storing unit keys to be used during an emergency.
- Rocky Top Landscaping will be submitting a new 3 year contract with new pricing.
- The Turner Morris Roof repair quote was discussed.

MOTION: Upon motion made, duly seconded and unanimously approved the quote is accepted as presented for roof repairs and EDM repairs.

- Unit A103 suffered a sewage back up recently. The sewage destroyed the unit from flooring, cabinets, trim and drywall. The drywall had to be removed from the unit four feet up from the floor. Ace Sewer and Drain, RMCM, and United Drying (Snow Bridge) responded immediately to clear the clogged area and start remediation. An insurance claim was opened on behalf of the HOA with Kinser Insurance and the homeowner opened an HO6 claim with her insurance carrier. The drying is still ongoing. The clog was cleared but a scale thickening in one area was noted by camera. That area is susceptible to clogs because the pipe is narrowed. Ace, Sewer and Drain performed a descaling operation so the pipe is open again. Snowbridge suggests a clean out installed at each building so accessing sewer pipes in the future will be easier in the future. Ace, Sewer and Drain recently jetted the drains but only the end units. They were not ordered to camera the lines so would have noticed the scale build up. The homeowner had issues with mold buildup in the front wall which is below grade. The moisture builds up from snow melt and sprinklers and causes mold on drywall. She requests that the HOA pay for sealing the

cinderblock wall while it is exposed. RMCM will keep the Board posted on issues with restoring this unit.

- Decks and Railings - Pat with Black Diamond (BD)
 - Black Diamond has not been onsite working for nearly a month. Upon email inquiries, the Board is getting the same answers and stalling by BD. They are supposedly out of materials and they are on order..

RESOLUTION: Upon motion made by Richard Taylor, duly seconded and unanimously carried, legal counsel will be sought to move forward with a demand letter of completion and court action if necessary. RMCM will inform the Board what legal counsel suggests is the next move.

FINANCIAL REPORT

- The overall Budget YTD is even with no abnormal activity noted. Trash is over budget during so the billing might be doubled for this month. Acct. Line Item 50430 needs to be reclassified into 50432. Mr. Mahler would like Josh Shramo to explain why AR shows overdue accounts but the P&L states 100% collected.

RESOLUTION: Upon motion made by Robert Mahler, duly seconded and unanimously carried, the financials dated June 20, 2020 were approved as presented.

NEW BUSINESS

- The fireplaces need inspection and cleaned. RMCM will contact Service Monkey to submit a quote for inspections and cleaning.

UPCOMING MEETINGS

Annual Meeting – August 29, 2020 – 10:00 AM – Zoom meeting only – No physical meeting due to COVID concerns.

ADJOURNMENT OF REGULAR BOARD MEETING

The meeting adjourned at 6:20 pm and reconvened into Executive Session to discuss Accounts Receivables.