

# Welcome to the Dillon Bay Owners Newsletter-July

From Dillon Bay Board

“Communication & Transparency Are Keys To A Successful HOA”

July-Board Meeting Summary- Corrected mistakes to minutes from April 5 mtg

Financial Report- 3 AREAS OVER BUDGET -Trash - Due to Waste Mgmt. raising rates for fuel. Also have 5% increase by contractual terms.

Plumbing Repairs -Due to the leak from B303 into B203. Repair have been made and the originator invoiced for the repairs.

Landscaping-Over budget due to sprinkler repairs and weeding.

August  
9,2021



## ALL BOTTOM LEVEL UNITS

1. Ace Sewer and Drain will be onsite, all week, to do the 15 bottom units sewer line inspections and clean outs
2. This is a several days project so please let your guest or tenant know about this vital inspection.
3. PLEASE NOTE: Tenants or guests will not be provided the opportunity to refuse access for this inspection like what happened last year so make sure they are informed and ready. Otherwise, owners will incur the costs of the Plumbing repairs and fines, if Ace is denied access



**ANNUAL MEETING**  
**AUGUST 28, 2021, 10:00 AM MDT**  
**LOCATION**  
**VIDEO ZOOM CONFERENCE ONLY**

**Detailed Agenda will be sent out shortly.**  
**Owners are invited to ask any questions**  
**Or Voice concerns**

## DISCUSSION ITEMS

President's Report- Sally Liu  
Black Diamond Legal Status-  
Frank Younes  
Inspection and Construction -  
Richard Taylor  
Future Community  
Improvements- Sue Gannett  
Management Report -Sheila  
Board of Directors Election- Sheila

**KNOW THE  
RULES!**



**REPEATED VIOLATIONS**

We are experiencing an INCREASE in SMOKING & TRASH violations. HOA will strictly enforce & issue fines accordingly to Owners

**Trash Issues**-Large items left outside the dumpster cost the HOA extra money. Please take items to Summit County landfill, just up the highway. Landfill Does Not charge for disposing of mattresses. Please help us keep your dues low by not overflowing our dumpster with big items.

**Remember you will be fined for leaving any items by the dumpster.**

**Smoking Violations Are On The Rise**- We are experiencing numerous marijuana, vaping, and cigarette smoking violations among renters. Our HOA rules strictly forbid smoking of any kind on the premises, this includes decks, parking lots, etc. **OWNERS- You will be fined accordingly.**

**JOIN  
OUR  
BOARD!**

**Let Your Voice Be  
Heard!**

We will have an opening on the board this year. Sally Liu, our President, is retiring after 10 years on the board! A big "Thank you" to Sally for all you have done over the years.

Contact Sheila or any board member if you are interested or would like more info.