

Welcome to the Dillon Bay Owners Newsletter

From Dillon Bay Board

“Communication & Transparency Are Keys To A Successful HOA”

MARCH 1-BOARD MEETING SUMMARY-

LOCKS-At their own expense, owners may replace their unit lock, and/or replace Common door lock. Some owners have already replaced their locks, if you would like more information on this, please contact Richard Taylor- rtaylo8@yahoo.com or go to website

BOARD MEMBERS TAKE ON ADDITIONAL ROLES-**Frank Younes-** Coordinator for all legal issues regarding B.D. Frank will be the main contact with our lawyers **Richard Taylor-**Coordinator for all issues regarding Engineering contacts and AGS contacts. See below

BLACK DIAMOND UPDATES-

B.D. CASE- now involves 3 entities: Legal counsel, engineering and defect construction team.

CONSTRUCTION COMPANIES to fix B.D. issues- 3 bids were considered, after thorough research, including references, reviews, and meetings with each company. We decided to go with **AGS-** From their website-” We have provided building solutions for Denver and surrounding areas for over 30 years. Our expertise includes residential, commercial, mulita-family, insurance and mountain property projects”. If you would like more information on AGS, contact Richard Taylor -rtaylo8@yahoo.com


LEGAL- 2/24- Lawsuit against B.D. was filed. Jonah Hunt, from Orten Cavanagh Holmes & Hunt,LLC is our legal counsel. Frank Younes will be directly working with our legal team for updates on the suit. We are seeking financial Restitution and damages in the claim against B.D.

ENGINEERING- On advice from our lawyers, Garrett Townsend, PE Forensic and Residential Project Manager SOLUTIONS BEFORE | SOLUTIONS AFTER, SBSA engineering Firm, Denver, was hired to assess B.D. work.

ENGINEER’S REPORT- 2/4- Preliminary report from Engineer -**EMERGENCY STATUS-** “Here is our preliminary list of claims from out site visit. The biggest concern is the stair stringers. **They have been removed and notched severely with inadequate or no connection to the structure.** Several are just bearing on the decking and can move slightly when engaged. I am working on a temporary repair plan for these as this needs to be addressed ASAP. I will send over that information separately when completed.”
AGS- Repaired Stair Stringers within 2 days of notification. Cost- \$3500 Approx.

FULL ENGINEER’S REPORT WILL BE AVAILABLE AROUND March 18th, - Owners will be updated on report at that time. Contact for report is Richard Taylor

INTERESTED IN BEING ON THE BOARD? - By our Annual Mtg. in August, we will know if we have openings, and will update you beforehand if we know, so if you are interested, please let Sheila or a board member know.



WHO YOU GOING TO CALL? - Board will provide more frequent updates as we get them on the B.D. lawsuit & Repairs. Please feel free to contact Sue Gannett, VP, directly if you have any questions or concerns.

BOARD-

President-Sally Liu- sallyliu75@gmail.com

Vice President- Sue Gannett sgannett@comcast.net

Treasurer-Bob Mahler robert.mahler.hoa@gmail.com

Member- Frank Younes- Francisyounes@gmail.com

Member- Richard Taylor rtaylo8@yahoo.com

PROPERTY MANAGEMENT- Red Mountain C.M.

<http://www.redmountaincm.com/dillon-bay>

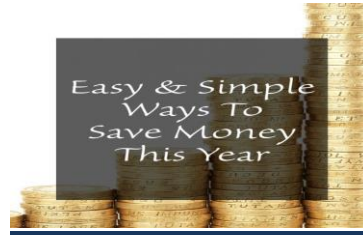
MANAGER- Sheila Skaggs sheilas@redmountaincm.com

DILLON BAY HOA WEBSITE- All documents on meetings, bylaws and more here.

<https://www.dillonbayhoa.com/home>

2021 BUDGET-

- The Board finalized the budget, will be sent to owners for Approval.
- Managed to Balance the Budget Without Raising Dues or dipping into Reserves.
- This was not an easy task due to some items being Overbudget.



OVER BUDGET EXPENSES- Board created suggestions for maintaining a balanced budget & saving the HOA money

- **TRASH** -Please pick up around the area – even if it's not your trash. When Red Mountain has to pick it up it costs the HOA money which leads to increased dues.
- **HALLWAY HEATER** is **SET AT 2** – please do not turn it up as electric heat is a major expense.
- **CLOSE Hallway Door** and make sure it is LOCKED.
- **DUMPSTER-** Put all items **INTO THE DUMPSTER**, take large items to Landfill. When Red Mountain has to dispose of it, it costs the HOA money. Please collapse cardboard boxes before putting into dumpster.
- **VOLUNTEER HELP IN GARDEN-** We will be setting up a volunteer program next spring for owners to volunteer just 1 day

REPEATED VIOLATIONS

FYI-Due to the increase in the violations below, HOA will strictly enforce & issue fines accordingly to Owners

PETS- Must be kept on leash.

PICK UP After Your Pet- This cost us over a \$1000/year, when RM does it.

NO SMOKING -of Any Kind on the Premises

If Owners/Renters are Smoking on Decks/Grounds

REPORTING OWNERS May:

- Call the police
- Ask offenders to Stop, if they feel comfortable
- Report violation to Red Mountain PM

Property Manager- Will fine the owner

ENFORCEMENT of RULES

The Board have the authority to assess fines against **OWNERS** for violation of the Rules. Fine schedule for all rule violations:

First offense: Warning Letter

Second offense: \$100.00 fine

Third offense: \$200.00 fine

Fourth and subsequent offenses: \$300.00 fine

***Owners it is your responsibility to inform Renters of our policies.**