

DILLON BAY CONDOMINIUMS HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 5, 2020

Directors present were Sally Liu, Richard Taylor, Sue Gannet and Robert Mather. Absent is Frank Younes. Present from Red Mountain Community Management (RMCM) was Sheila Skaggs, CAM.

Homeowners present is Chris Ellis, C102

Sally Liu called the meeting to order at 4:09pm.

HOMEOWNER FORUM

B102 rental issues will be discussed in Executive Session

Homeowner comment – would like WIFI enabled common locks so they can be changed with a smartphone. Common doors can not be changed by WIFI for those that rent because the code would have to be conveyed to the owners after every change. The doors into units can be changed but not the common hallway door. The common hallway doors are controlled by the HOA.

Parking violations seem to be happening more by renters (i.e. too many cars, oil being changed in the parking lot, etc). Sheila will send violation letters to any owner who is not complying to the Rules and Regulations. RMCM will also send a spring reminder letter.

FINANCIAL REPORT

No financial discussion at this time.

PRESIDENT'S REPORT

- Discussion about the Engineers Report with SBSA. The report was delivered to the Board of Directors. It is 91 pages of construction issues. It documented code violations; welder not being certified with Black Diamond. It documented issues that are wrong and why they are wrong. Richard has spoken to AGS Construction about the report. AGS is going to need more details of repair specifications before they can provide a contract to be reviewed. The Dillon Bay Attorney is currently on vacation. AGS would like to do an entire building when the time comes. No decisions can be made until the attorney, SBSA and AGS meet to discuss the construction issues and repairs.

UPCOMING MEETINGS

Richard would like to have more detailed information from AGS and a quote of necessary repairs before the next meeting is scheduled. The Board can not vote or provide direction until then. Richard will email the Board to keep everyone updated.

Next Board Meeting – TBD

ADDITIONAL DISCUSSION

- The attorney is invoicing for hourly costs. Frank Younes will be talking to the legal team to see if there is another payment plan that is viable for this case. This years Budget is already over in the Legal/Professional expenses. Any shortages for Operating Expenses will be covered by Reserves funds. This years Budget can not be amended without ratification of the homeowners.

ADJOURNMENT of

The meeting adjourned at 5:00 pm.