

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 15, 2021**

I. CALL TO ORDER

The meeting was called to order at 5:52 p.m. by Richard Garcia via videoconference.

Board members participating were Richard Garcia, Lisa Watkins, Joyleen Helcoski, Mike Kurth, Willie Hoervers and Bob Price. Holly Holden joined at 6:08 p.m.

Emily Messegee was a guest at the meeting.

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Matt Litowkin. Erika Krainz of Summit Management Resources was recording secretary.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Willie Hoervers moved to approve the February 15, 2021 Board Meeting minutes as presented. Lisa Watkins seconded and the motion carried.

III. TREASURER'S REPORT

Mike Kurth reviewed the financial report as of February 28, 2021.

1. Total Revenue – \$473 favorable to budget.
2. Total Expenses – \$15,438 favorable to budget.
3. Reserve Revenue - \$1,500 favorable to budget.
4. Reserve Expenses - \$3,500 favorable to budget

There was a \$750 expense for abandoned vehicles. There is \$1,000 budgeted for the year.

Motion: Lisa Watkins moved to approve the financial report. Bob Price seconded and the motion carried.

IV. FINES AND HEARINGS

Matt Litowkin reported that there were no fines or hearings.

V. MANAGER'S REPORT

A. Manager's Report

Matt Litowkin distributed the report prior to the meeting. Bob Price asked about the expense for the BB102 drywall repairs. Mike Kurth said the expenses will be booked under Repair & Maintenance in Operating, unless they exceed several thousand dollars.

B. Delinquency Report

Gary Nicholds reported reviewed the status of delinquencies:

#1 - with the attorneys. Will probably go to foreclosure.

#2 - will be turned over to the attorneys this Wednesday unless payment is received.

#3 - expected to pay.

#4 - has been cleared.

- #5 – unit sold and funds should be received.
- #6 - Patti Vande Zande has been in contact with the owner.
- #7 - the unit has been turned over to collections.
- #8 - has been turned over to collections. The owner asked the Association to pay the legal fees but this request was declined.

VI. ARCHITECTURAL REVIEW COMMITTEE

Richard Garcia did not have anything to report.

VII. OLD BUSINESS

A. Clubhouse

The Clubhouse remains open with limited access.

B. Rewrite the Declarations and Bylaws

Gary Nicholds recommended that the Board meet with Lindsay Smith to review the Declarations and clarify the desired changes.

One issue that should be addressed is the Working Capital. It is currently non-refundable and appears as a \$376,000 liability on the Balance Sheet. Gary Nicholds said about 75% of his Associations have the Working Capital as non-refundable. Newer Associations tend to make it refundable.

Bob Price suggested providing an explanation to owners of what the changes in the document mean in terms of actions to be taken.

Action Item: The Board will schedule a meeting with Lindsay Smith in April or May.

C. Resident in Building J

The owner and renter in Building J have come to an agreement and the matter is resolved.

VIII. NEW BUSINESS

A. Change Rules to Allow Two Pets Per Unit

The Board agreed electronically to allow two pets for one particular unit. The Declarations language needs to clarify owner versus renter pets.

Action Item: Richard Garcia will send out the motion by email.

Action Item: Richard Garcia and Joyleen Helcoski will draft a new rule.

B. Investment Options

Emily Messegee, reviewed investment options. She noted it is currently difficult to find high yield in safe investments. There are some less risky options that could be considered, including short term Treasury exchange funds and inflation protected funds with 1% – 2% return. Three-year CDs are paying 0.25% but are not recommended at this time since interest rates are expected to go up. CDs have no principal risk but do have interest risk. Historical interest rates have been around 2.5% and could be 1.5% - 2% for the near future.

Action Item: The Board will review the existing Investment Policy.

C. *Summer Projects*

Matt Litowkin drafted a list of summer projects. There is about \$400,000 budgeted and the project expenses total \$280,800.

Action Item: Matt Litowkin will meet with A-Peak Asphalt to discuss their recommendations after the snow melts.

IX. SET NEXT MEETING DATE

The next Board Meeting will be held on Monday, April 19, 2021 at 5:30 p.m.

X. ADJOURNMENT

Motion: Lisa Watkins moved to adjourn at 6:58 p.m. Mike Kurth seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature