

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 19, 2021**

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Richard Garcia in the office of Basic Property Management.

Board members present were Richard Garcia, Joyleen Helcoski, Bob Price, Holly Holden, Lisa Watkins, and Willie Hoevers.

Representing Basic Property Management (BPM) were Gary Nicholds and Eric Nicholds.

Present through Webex was Lindsay Smith, attorney.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Bob Price moved to approve the June 21, 2021 Board Meeting minutes as presented. Holly Holden seconded, and the motion carried.

III. TREASURER'S REPORT

There was no Treasurer's report.

IV. FINES AND HEARINGS

There were no fines.

V. MANAGER'S REPORT

A. Manager's Report

The report was distributed by Matt Litowkin prior to the meeting.

B. Delinquency Report

Gary Nicholds reviewed the status of the delinquencies. There were only three delinquencies.

VI. ARCHITECTURAL REVIEW COMMITTEE

Richard Garcia did not have anything to report.

VII. OLD BUSINESS

A. Rewrite the Declarations and Bylaws

Lindsay Smith, the HOA's attorney, presented changes to the declarations. A final copy should be ready by next week. The declarations will be presented to owners prior to the annual owner's meeting in September. During the annual meeting, owners will vote to approve the revised declarations.

B. Annual Meeting

The annual meeting will on Saturday, September 18th from 10:00 AM to 12:00 PM. Due to an abundance of caution from COVID-19, lunch will not be served. Snack items and beverage will be available before the meeting. Owners may attend the meeting in person or through a video conference. Board seats of Lisa Watkins and Willie Hoervers will be up for election.

- E. *Playground Upgrade Planning*
Discussion tabled until the August meeting.

Matt Litowkin sent the bids to the Board.

VIII. NEW BUSINESS

None. This meeting was intended for review the proposed revision of the declarations.

IX. SET NEXT MEETING DATE

The next Board Meeting will be held on Monday, August 16, 2021 at 7:00 p.m. at the Clubhouse.

X. ADJOURNMENT

Motion: Willie Hoervers moved to adjourn at 7:30 p.m.

Approved By: _____ Date: _____

Board Member Signature