

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 18, 2021**

I. CALL TO ORDER

The meeting was called to order at 11:33 a.m. by Richard Garcia in the Dillon Valley East Clubhouse and via videoconference.

Board members participating were:

Richard Garcia, President, T106

Mike Kurth, Treasurer, C101/S105

Bob Price, Member, G305

Lisa Watkins, Vice President, T305

Joyleen Helcoski, Secretary, B106

Willie Hoevers, Member, J206

Owner Chris Heer was a guest at the meeting.

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

II. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Bob Price moved to approve the August 16, 2021 Board Meeting minutes as presented. Lisa Watkins seconded and the motion carried.

III. TREASURER'S REPORT

Mike Kurth distributed the August 31, 2021 financial report prior to the meeting and there were no questions.

Lisa Watkins volunteered to serve as Assistant Treasurer. Bob Price will assist with budget preparation.

Chris Heer commented that the insulation in the attic spaces should be checked and the pipes should be jetted occasionally.

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

IV. FINES AND HEARINGS

Matt Litowkin did not have any fines or hearings to report.

V. MANAGER'S REPORT

A. *Manager's Report*

Matt Litowkin distributed the report prior to the meeting and there were no questions.

Chris Heer commented that the red weed that grows underground and thistle should be treated.

Action Item: Gary Nicholds will consult with Neils Lunceford.

B. Delinquency Report

Gary Nicholds will get the report from Patti Vande Zande and forward it to the Board.

VI. ARCHITECTURAL REVIEW COMMITTEE

There have not been any applications submitted.

VII. OLD BUSINESS

A. Rewrite the Declarations and Bylaws

Gary Nicholds will send the documents to the Board next week. The Board will meet via videoconference for a review on October 13, 2021 at 7:00 p.m.

B. Playground Upgrade Planning

This project is on hold until the spring.

C. Natural Gas Price Lock

Bob Price will be working with natural gas supplier on establishing the fixed amount of gas for the contract renewal.

VIII. NEW BUSINESS

A. Election of Officers

Motion: Bob Price moved to retain the same slate of Officers. Willie Hoervers seconded and the motion carried.

B. Budget for 2022 Committee

The entire Board will serve as the Budget Committee.

C. December Board Meeting

The Board will decide at a later date if a meeting will be scheduled in December.

IX. SET NEXT MEETING DATE

The next Board Meeting will be held on October 18, 2021.

X. ADJOURNMENT

Motion: Richard Garcia moved to adjourn at 11:58 a.m.

Approved By: _____ Date: _____

Board Member Signature