

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 16, 2022**

I. CALL TO ORDER

The meeting was called to order at 5:47 p.m. in the Basic Property Management conference room and via videoconference*.

Board members participating were Richard Garcia*, Bob Price*, Joyleen Helcoski, Willie Hoervers, Holly Holden, Mike Kurth and Lisa Watkins.

Representing Basic Property Management (BPM) were Gary Nicholds and Matt Litowkin. Attorney Lindsay Smith was a guest at the meeting. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Bob Price moved to approve the April 18, 2022 Board Meeting minutes as presented. Holly Holden seconded and the motion carried.

III. OWNER COMMENTS

There were no owner comments.

IV. TREASURER'S REPORT

Bob Price reported that inflation came down from 8.5% in March to 8.3% in April. The Association was \$23,692 favorable to budget for the month of April and \$4,428 favorable to budget year-to-date. Bob reviewed the significant variances:

1. Income - \$1,150 unfavorable to budget due to lower Washer/Dryer Income.
2. Landscaping - \$1,861 unfavorable to budget due to no funds being allocated in April.
3. Repairs & Maintenance - \$3,745 favorable to budget due to lower expenses for boilers and general maintenance.
4. Utilities - \$19,970 favorable to budget. Water & Sewer was \$28,200 favorable to budget due to the budget allocation and Natural Gas was \$7,859 unfavorable to budget. Natural gas is now almost \$9/MMbtu.

The Balance Sheet reflected \$2.5 million in cash, including \$1.4 in Operating and \$1.1 million in Reserves.

Year-to-date Reserve expenses totaled \$28,457. There were no expenses for the month of April.

Motion: Lisa Watkins moved to approve the financial report. Joyleen Helcoski seconded and the motion carried.

V. FINES AND HEARINGS

There were no fines or hearings.

VI. MANAGER'S REPORT

A. Manager's Report

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

B. Delinquency Report

The latest report indicated there were six owner delinquencies with a total balance of \$6,210. There has been \$2,968 received and \$2,075 sent to collection.

VII. ARCHITECTURAL REVIEW COMMITTEE

This agenda item was not discussed.

VIII. OLD BUSINESS

A. Declarations & Bylaws Voting

The court date is scheduled for June 22, 2022 at 1:00 p.m. It will be broadcast on Webex. The court will send the link to all owners and mortgage holders this week. Lindsay Smith anticipates the hearing will last about 20 minutes. A representative from the Board or management company will need to participate.

B. New Truck

The new truck has been picked up and the registration is in process. The old truck was sold with the plow and the Association netted \$8,000. The new plow has been purchased and should be delivered to the Denver shop in June.

C. Carpet Bids

Matt Litowkin said the vendor has been selected and payment has been made for the materials. The installation will be scheduled once the materials are received.

D. House Bill 22-1137

Lindsay Smith said House Bill 22-1137 has been passed by the House and Senate. Once it is sent to the Governor, he will have 30 days to sign or veto it. If it passes, it will take effect August 10, 2022 and it will be very expensive. She reviewed highlights of the Bill requirements:

1. Notices to be translated to the language of the owner's choice if requested.
2. Covenant violation notices to be sent by certified mail before the file can be sent for collection or legal action.
3. Collection notices to be sent by certified mail, regular mail and posted on the door of the unit.
4. Takes away the Association's right to fine for individual discrete violations.
5. Violators must be given 30 days to cure any violation, including noise complaints.
6. Fines are capped at \$500 each. The Enforcement and Collection policies will have to be changed.
7. Foreclosure cannot be pursued for fines.
8. Legal fees may become an Association liability if the violating owner files for bankruptcy.
9. Boards to vote on turning all accounts over to collections in Executive Session.

E. *Clubhouse Use*

Richard Garcia sent out the agreement, which contained all the information. There was discussion about shortening the document. There was a suggestion to change the fee structure and reservation block times.

Action Item: Matt Litowkin will identify the problem(s) he is trying to solve and work on guidelines.

F. *Radon Mitigation*

The mitigation system installation has been completed and looks professional.

G. *Playground*

This agenda item has been tabled indefinitely.

IX. NEW BUSINESS

A. *Ratification of Handrail Installation to the Clubhouse Laundry Room*

BUP Construction will install the handrail at a cost of \$1,500. The expense will be paid from Reserves. Matt Litowkin said the installation should be completed in the next two to three weeks.

Motion: Bob Price moved to ratify the \$1,500 expense for the handrail. Holly Holden seconded and the motion carried.

B. *Unit Financing*

Willie Hoovers asked what would be entailed with getting the complex VA approved for refinancing purposes. Richard Garcia believes that 50% - 60% of the units must be owner occupied to obtain VA approval.

Action Item: Gary Nicholds will discuss this matter with Lindsay Smith.

C. *Board Election*

The terms of Joyleen Helcoski and Mike Kurth expire this year. Mike Kurth will not be running for re-election.

X. SET NEXT MEETING DATE

The next Board Meeting will be held on Monday, June 20, 2022 at 5:30 p.m. at the BPM Office and via Webex.

XI. ADJOURNMENT

Motion: Willie Hoovers moved to adjourn at 6:15 p.m.

Approved By: _____ Date: _____
Board Member Signature