

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 20, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 5:31 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 and Mike Kurth.

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

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

**Motion:** Holly Holden moved to approve the May 16, 2022 Board Meeting minutes as presented. Joyleen Helcoski seconded and the motion carried.

**III. OWNER COMMENTS**

There were no owner comments.

**IV. TREASURER'S REPORT**

Bob Price reported that inflation rose from 8.26% in April to 8.58% in May. Bob reviewed the significant variances as of May 31, 2022:

1. Income - \$2,000 favorable to budget due to Washer/Dryer Income.
2. Trash - The trash removal vendor is adding fuel surcharges, which accounts for the overage.
3. Utilities - Estimated the expenses for utilities due to the timing of the actual invoices.
4. Clubhouse - \$1,200 unfavorable to budget due to Pool/Spa Maintenance.

The Balance Sheet reflected \$2.54 million in cash, including \$1.4 million in Operating and \$1.1 million in Reserves. Year-to-date Reserve expenses totaled \$56,929.

**Motion:** Willie Hoervers moved to approve the financial report. Holly Holden 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.

## VII. DELINQUENCY REPORT

The latest report indicated there were eight owner delinquencies. There has been \$7,232 received and \$307 sent to collections. The outstanding balance is about \$4,300.

## VIII ARCHITECTURAL REVIEW COMMITTEE

This agenda item was not discussed.

## IX. OLD BUSINESS

### A. *Declarations & Bylaws Voting*

The court date is scheduled for June 22, 2022, at 1:00 p.m. Lindsay Smith said there have been no homeowner objections and several lenders received copies of the exhibits. She does not anticipate opposition from anyone. She will help the Board draft a letter to the owners regarding the insurance after the hearing.

**Action Item:** Lindsay Smith will send Gary Nicholds and Richard Garcia a copy of the exhibits and an outline of her questions for the hearing Judge.

### B. *New Truck*

Matt Litowkin said that the truck is plated and registered. The plow has not been delivered. The net cost of the truck was \$49,845.

### C. *Carpet Bids*

Matt Litowkin said they are waiting for the product to arrive so they can schedule an installation date.

### D. *House Bill 22-1137*

Lindsay Smith said that this bill was created in response to Associations that were abusing collections and enforcement matters. It will go into 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. She recommended charging for translation expenses.
2. Covenant violation notices to be sent by certified mail and posted on the unit before the file can be sent for collection or legal action. Violators must be given 60 days notice.
3. It takes away the Association's right to fine for individual discrete violations. Violations that are not an ongoing issue will be difficult to report. She said that many communities are imposing suspension of activities in lieu of a fine when viable.
4. Violators must be given 30 days to cure any violation, including noise complaints.
5. Foreclosure cannot be pursued for fines.
6. Boards must vote on turning all accounts over to collections in Executive Session.

House Bill 22-1040 says that Associations must provide and protect common element access. It requires notice for closures of common elements exceeding 72 hours. Liability is created if common elements are closed because the Association cannot afford replacement or maintenance. Lindsay Smith recommended prioritizing common element repairs.

Richard Garcia asked about the exemption of DVE from many of CCIOA’s requirements based on when the buildings were constructed. Lindsay Smith said that she believes this bill challenges constitutional rights.

Gary Nicholds asked how to proceed with current delinquent charges in the interim before the law goes into effect. Lindsay Smith recommended proceeding as normal until August 10th. She noted that interest rates will be adjusted on this date.

Lindsay Smith said that parking signage must be replaced as needed. Vehicle owners must receive 24 hours notice before towing unless the violator is a habitual offender.

Bob Price asked about suspending a delinquent owner’s cable service. Lindsay Smith said the Association reserves the right to suspend membership privileges for delinquent owners and should deliver notice and an option for a hearing.

*E. Clubhouse Use*

Matt Litowkin asked if the Board would like to increase the Clubhouse use fee. He asked that the Board filter who can reserve the space. Bob Price supported a deposit increase and restricting certain times that the space can be used. Joyleen Helcoski suggested limiting the length of time the space can be reserved. Official changes were tabled until the next meeting.

*F. Playground*

This agenda item has been tabled indefinitely.

**X. NEW BUSINESS**

*A. Pickle Ball*

This item was tabled until next month.

*B. Water Damage in Building S*

Richard Garcia said there was major water damage in Building S. It is being investigated by the insurance carriers for the owner and Association. An inspector looked at a shark bite connector and said that it had nothing to do with mold.

**XI. SET NEXT MEETING DATE**

The next Board Meeting will be held on Monday, July 18, 2022, at 5:30 p.m. at the BPM Office and via Webex.

**XII. ADJOURNMENT**

**Motion:** Richard Garcia moved to adjourn at 6:23 p.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature