

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 16, 2023**

I. CALL TO ORDER

The meeting was called to order at 5:34 p.m. in the Basic Property Management conference room and via videoconference (*).

Board members participating were Richard Garcia, Bob Price*, Holly Holden, Lisa Watkins*, Drew Frank*, Willie Hoevers, and Joy Helcoski*.

Homeowner participating was Laura Johns, R106* (joined at 6:04 p.m.)

Representing Basic Property Management (BPM) was Gary Nicholds. Laina Orlando of Taking Minutes, LLC was recording secretary.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Holly Holden moved to approve the November 14, 2022 Board Meeting minutes as presented. Willie Hoevers seconded and the motion carried.

Motion: Bob Price moved to approve the December 12, 2022 Board Meeting minutes as presented. Holly Holden seconded and the motion carried.

III. TREASURER'S REPORT

Bob Price reported that inflation was down to 6.5% in December but fuel and energy costs continue to be high. He reviewed the variances as of December 31, 2022:

1. Operating Expenses - \$25,385 unfavorable for the month and \$20,606 unfavorable year-to-date due to rising natural gas costs.
2. Total Income – \$10,600 unfavorable to budget due to Washer/Dryer Income of \$7,200 and Storage Lot \$2,000.
3. Clubhouse Repairs & Maintenance was \$1,508 unfavorable to budget primarily due to Pool and Spa expense, which was \$1,300 unfavorable to budget.
4. Trash was \$1,450 unfavorable to budget. Repair & Maintenance was \$1,833 unfavorable to budget primarily due to truck repair and fuel. Natural Gas and Electric were \$20,338 unfavorable to budget. Bob Price has not received a response from Timberline explaining how they calculate the bill and is also looking for quotes from at least two additional companies for comparison. The natural gas price (NYMEX) trend continues to be favorable with expected cost in the \$5 - \$6/decatherm average for the winter months. For comparison, the price was \$9 in August and \$11 - \$12 prior to that.
5. Cash Position – The Association ended the year 98.8% on target with \$2.68 million in the bank including \$1.50 million in Operating Funds and \$1.18 million in Reserves.
6. Reserve Projects – The Reserve Budget ended the year \$198,374 favorable to budget. In December \$7,581 was spent on boiler and hot water piping costs due to the age of the infrastructure.

Joy Helcoski asked if the Insurance policy reflects the new Declarations. Gary Nicholds stated that the policy renewed mid-November and does not reflect the new Declarations where the owners will share in the risks with the Association.

Action Item: Gary Nicholds will inquire with the insurance provider about updating the policy to reflect the new requirements in the Declarations.

Motion: Willie Hoovers moved to approve the Financial Report. Holly Holden seconded and the motion carried.

IV. FINES AND HEARINGS

There were no fines or hearings.

V. MANAGER'S REPORT

Matt Litowkin distributed his report prior to the meeting as he was not present.

VI. DELINQUENCY REPORT

One owner was sent a letter of delinquency and one owner became current. There was \$2,300 collected in December and there is an outstanding balance of \$ 5,100.

VII. ARCHITECTURAL REVIEW COMMITTEE

An owner inquired about upgrading the electrical panels in their unit and was instructed to contact the County since these panels were installed in the early 70's and may not meet code.

VIII. OLD BUSINESS

A. *Water Leak in Building S*

Gary Nicholds reported that the attorney confirmed that this case falls under the old Declarations. The total repair cost for the water pipe leak was \$69,165.43. All the mold remediation has been completed including the gutting of the unit and full payment to Kinder Carpet. All that remains is to have the unit rebuilt around May or June according to Pat Egan, the contractor for Black Diamond Construction. The cost is estimated at \$27,000. Mold damage accounted for 45% of the total at \$31,153.84. Water damage accounted for 55% of the total at \$38,011.59. David Marlin of Philadelphia Life Insurance was the adjuster. Insurance has paid the mold cap of \$15,000.

Gary Nicholds offered three options for the Board to consider:

1. Charge the owner \$16,153.85, which is the balance due after the \$15,000 insurance cap for mold is applied to the \$31,153.84 total portion attributed to mold (45%).
2. Charge the owner \$12,495.68, which is 45% of the \$27,768.17 DVE still owes.
3. Charge the owner \$12,768.17, which is the remaining balance due by DVE less the \$15,000 mold cap

Action Item: Gary Nicholds will ask the attorney to send a demand letter to the owner for \$12,495.68.

B. *Playground*

Drew Frank, Willie Hoovers and Matt Litowkin will review the playground in the Town of Dillon and present their findings to the Board as a New Business item at a later date.

C. *Laundry Machine Contract*

Action Item: Bob Price will present details pertaining to the cost of breaking the current multi-year contract at the next meeting.

D. *Special Owners Meeting, November 18, 2022*

The 2023 Budget was ratified and notices were mailed to all owners by U.S. Postal Service.

E. *Parking Regulations*

Notices were sent to owners via email. Due to the lack of responsiveness to the emailed notices, Joy Helcoski shared that since strongly worded notices posted in her building seem to get people to follow the rules, notices on cars could be an additional step. Matt Litowkin places notices on cars during daylight hours but not at night. Bob Price read Section 5.3 of the Rules and Regulations, which states that vehicles on the far side of the parking lot must be moved at least once every four days. However, owners may park a vehicle in their designated space for more than four days so long as it is the owner's vehicle in the lot and the owner has made arrangements to have the vehicle removed off the lot within 24 hours of a sign being posted near the main entry door requiring vehicles be moved for parking lot repairs, roof repairs, or snow and ice removal. Bob Price and Drew Frank stated that if regulations are not policed there is no point in having them.

Action Item: Gary Nicholds will email, mail via U.S. Postal Service and post notices on the message boards by the doors of each building.

IX. NEW BUSINESS

A. *Front Loader maintenance*

Front loader maintenance expense of \$3,262.44 was approved.

B. *Water Leak in Building R*

On November 30th maintenance was called into a unit due to a leak that had already caused quite a bit of damage. On December 2nd there was another leak in the same pipe, 24 to 30 inches from the first leak. On December 14th there was a third leak, also 24 to 30 inches from the second repair. Two licensed master plumbers, Eric Fisher and Shannon Northrup were contacted to discuss this situation. The water pressure and temperature were checked and found to be within tolerance in this ten year old pipe. Shannon Northrup replaced the pipe. The issue now is that the owner does not have insurance. The owner believes the HOA should be responsible for all the remediation for the damage caused by the third leak. This situation falls under the new Declarations, which state that the HOA is responsible for the pipe and the homeowner for everything from the studs in. Matt Litowkin confirmed that the sheetrock damage was present when he was called and was not removed by maintenance. Water was shut off only during the repairs.

Motion: Bob Price moved to follow the Declarations and notify the owner that they are responsible for repairs from the studs in. Lisa Watkins seconded the motion carried.

C. *Recognition for Erika Krainz*

Bob Price suggested there be a recognition of Erika Krainz for over 20 years of service and Rich Garcia agreed.

D. EV Charging Station for DVE

Bob Price gave a presentation on EV charging stations. Colorado now requires all new residential construction to provide the capability for installation of an EV charging station. There are two Levels. Level 1 is 120 volts and Level 2 is 240 volts. The building’s electrical panels must be at least 100 amp service and able to accommodate new breakers. The Summit County Building Inspector Department does not need to be involved up front. The process starts with an electrical contractor developing an installation plan and submitting it with a permit application. After approval of the permit SCBI will inspect throughout the installation process.

The projected cost would involve three main considerations, including ensuring the current “house panel” has the minimum 100 amp service and the space for additional breakers, where and how far will the conduit run, be it along the building’s perimeter or in a trench and the cost of the equipment.

Next steps include Board agreement to undertake this project, selection of location(s) of the EV charging station(s), including selecting the building(s) and a central location at the Clubhouse, schedule an electrical contractor to do a site visit and provide a detailed cost estimate, which could cost approximately \$150, Board review and approval and schedule installation. Bob spoke with Mr. Danny Gnojok, of Ascent Electric Inspectors, who happens to be scheduled at Dillon Valley West tomorrow, January 17th, in which case he would not charge for the site visit. Otherwise the site visit would be about \$130.

DVE would incur cost to install the EV station(s) and the residents would pay for the electricity as these are self-pay stations. Drew Frank suggested the initial cost of the station(s) should be recovered through the individual charges. Holly Holden stated that this needs to be embraced and it should be a priority on the agenda. Bob Price recommended that the Association provide and own the EV stations, and the owners and renters pay for the electric.

Motion: Drew Frank moved to have an electrician perform a site inspection and provide a detailed cost estimate for the Board to study the EV Project. Holly Holden seconded and the motion carried.

Action Item: Garry Nicholds will ask Matt Litowkin to contact Danny Gnojok to perform the site visit tomorrow, January 17th.

Action Item: Bob Price will text Danny Gnojok tonight and let him know Matt Litowkin will contact him and coordinate the site visit between 10:00 a.m. and 12:00 p.m. tomorrow.

X. SET NEXT MEETING DATE

The next Board Meeting will be held on February 20, 2023, at 5:30 p.m.

XI. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Approved By: _____ Date: _____
Board Member Signature