

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 15, 2024**

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. in the Basic Property Management conference room and via videoconference (*).

Board members participating were Richard Garcia, Willie Hoevers and Lisa Watson*.

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

II. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the March 18, 2024 Board Meeting minutes was tabled due to lack of a quorum.

III. TREASURER'S REPORT

Madison Tomson reported that as of March 31, 2024, there was \$360,900 in Operating and \$2,426,399 in Reserves. There was a year-to-date overall surplus of \$72,691, consisting of a \$16,985 Operating surplus and a \$55,705 Reserve surplus.

Madison Tomson will be providing a general ledger for all payments for the previous month for Board review and approval by way of a motion.

IV. FINES & HEARINGS

There were no fines or hearings.

V. MANAGER'S REPORT

Matt Litowkin distributed his report prior to the meeting.

VI. ARCHITECTURAL REVIEW COMMITTEE

Lisa Watkins did not receive any submissions in the past month.

VII. OLD BUSINESS

A. *Electrical Vehicle Charging Stations*
This agenda item was not discussed.

B. *Vehicle Towing*
The new contracts were distributed to the Board for review. Joy Helcoski provided some suggestions for additional modifications, which will be forwarded to the towing company. Signage will be installed once the contract is signed.

- C. *Corporate Transparency Act*
This agenda item was not discussed.

- D. *Pool Deck*
Matt Litowkin sent information to the Board, and it is waiting for further direction.

- E. *Pool Table*
The pool table was re-felted.

VIII. NEW BUSINESS

- A. *Owner Responsibility for Repairs*
 - 1. Fireplace Flues – Owners are responsible for maintenance and repairs.
 - 2. Barbecue Grills – Charcoal grills are not allowed.
 - 3. Interior Water Damage – If the leak is from a common area, the HOA covers the repair of the pipe and any material cut out to access the pipe. The owner is responsible for damage to the rest of the wall and personal property in the unit. Owners are liable for damage to neighboring units caused by leaks from appliances. Owners are encouraged to purchase HO6 insurance. The HOA policy is “bare walls” and does not cover anything from the studs in or personal belongings.
 - 4. Patio Fences – Owners are responsible for painting and repair of patio fences and for upkeep of the grass and items within the fenced area including picking up trash and pet waste. The HOA may remove the fences at any time as needed since they are in a common area.
 - 5. Access to Units in Emergency – The HOA must have an updated key to access all units in case of emergency.
 - 6. Noise, Smoke or Nuisance – Owners should contact the responsible person first. The HOA will assist once contact has been made if needed. The Sheriff’s Office should be contacted if drug use is suspected.

IX. NEXT BOARD MEETING

The next Board meeting is scheduled for Monday, May 20, 2024 at the Basic Property Management office at 5:30 p.m. and via Zoom.

X. ADJOURNMENT

Motion: Richard Garcia moved to adjourn at 5:50 p.m.

Approved By: _____ Date: _____
Board Member Signature