

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 18, 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, Joyleen Helcoski*, Sarah Olson*, Lisa Watson* and Drew Frank*. Tammy Ramsay joined the meeting in progress.

Owners Rebecca Pechinski (C204) and Hilary Papp (F201/E302/AA101/Z201) were guests at the meeting.

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

II. APPROVAL OF PREVIOUS MEETING MINUTES

Motion: Willie Hoevers moved to approve the February 19, 2024 Board Meeting minutes as presented. Drew Frank seconded and the motion carried.

III. TREASURER'S REPORT

Eric Nicholds reported that as of February 29, 2024, there was \$302,033 in Operating and \$2,414,233 in Reserves. There was a year-to-date overall surplus of \$32,245, consisting of an \$11,290 Operating deficit and a \$43,539 Reserve surplus.

Madison Tomson will be implementing a new procedure for the Board to approve the check register at each meeting, starting next month.

Gary Nicholds said BPM has authority to spend up to \$2,000 without Board approval. The recommendation is to increase the limit to at least \$5,000.

Motion: Drew Frank moved to increase the Property Manager's spending limit without Board approval from \$2,000 to \$5,000. Joyleen Helcoski seconded and the motion carried.

IV. FINES & HEARINGS

There were no fines or hearings.

V. MANAGER'S REPORT

Matt Litowkin distributed his report prior to the meeting. Lisa Watkins asked if the owner and affected resident resolved the problem related to the refrigerator leak in V Building. Matt Litowken said it was a leak at floor level and they communicated among themselves.

VI. ARCHITECTURAL REVIEW COMMITTEE

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

VII. OLD BUSINESS

A. *Electrical Vehicle Charging Stations*

Discussion of this agenda item was tabled.

B. *Vehicle Towing*

There were no further revisions to draft #6 of the Towing and Booting Policy. Joyleen Helcoski noted that the contract will need to be revised to match the most recent policy.

Action Item: Gary Nicholds will confirm J&J Towing will make the requested changes to the contract and request an updated version.

Motion: Drew Frank moved to approve the Towing and Booting Policy. Sarah Olson seconded and the motion carried.

It was noted that there are currently several units with more than two vehicles parked in the lots.

C. *Corporate Transparency Act*

A Federal Judge has ruled that the Corporate Transparency Act is unconstitutional. Attorney Lindsay Smith recommended tabling any action until there is a decision from the government.

D. *Pool Deck*

Drew Frank commented that the pool deck needs to be redone. Matt Litowkin has been in contact with one vendor. The first option would be to fill the holes in the floor and reseal the surface. The more expensive option would be to remove the existing surface and painting the concrete floor with textured paint.

VIII. NEW BUSINESS

A. *Four Wheeler*

Matt Litowkin purchased a Yamaha Kodiak model 700 EPS ATV. The cost was \$12,188. The budget was \$10,000 and Richard Garcia approved the overage based on the assumption that the sale of the old ATV would cover the difference.

B. *Pool Table*

Drew Frank requested re-felting of the pool table.

IX. NEXT BOARD MEETING

The next Board meeting is scheduled for Monday, April 15, 2024 at the Basic Property Management office at 5:30 pm and via Zoom.

X. EXECUTIVE SESSION

The Board convened Executive Session at 6:06 p.m. to discuss collections and reconvened Regular Session at 6:16 p.m.

Motion: Joy Helcoski moved to send owner #4 to collections. Willie Hoervers seconded and the motion carried.

Motion: Willie Hoervers moved to proceed with foreclosure on owner #1. Tammy Ramsay seconded and the motion carried.

XI. ADJOURNMENT

Motion: Richard Garcia moved to adjourn at 6:17 p.m.

Approved By: _____ Date: _____
Board Member Signature