

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 17, 2024**

**I. CALL TO ORDER**

The meeting was called to order at 5:32 p.m. via videoconference.

Board members participating were Richard Garcia, Drew Frank, Tammy Ramsay, Sarah Olson, and Joy Helcoski.

Owners Hilary Papp (F201, E302, AA101 and Z201) and Donny Cryer (R301) were guests at the meeting.

Representing Basic Property Management (BPM) were Gary Nicholds, Eric Nicholds, and Matt Litowkin. Kate Willis of Summit Management transcribed the minutes from the recording.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Donny Cryer commented that his name was misspelled in section two of the May 29, 2024 Board Meeting minutes.

**Motion:** Drew Frank motioned to approve the minutes as amended. Joyleen Helcoski seconded, and the motion carried.

**III. TREASURER'S REPORT**

Gary Nicholds reported that as of May 31, 2024, there was \$438,871 in Operating and \$2,403,649 in Reserves. There was a year-to-date overall surplus of \$103,872, consisting of an \$18,440 Operating surplus and an \$85,432 Reserve surplus.

There were no large expenditures, and the check register showed everything over \$100 was for utilities.

**Motion:** Drew Frank moved to approve the financials and check register. Tammy Ramsay 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.

**VI. ARCHITECTURAL REVIEW COMMITTEE**

Lisa Watkins was not present at the meeting.

## VII. OWNER COMMENTS

Hilary Papp requested an update regarding the parking policy. Richard Garcia explained the situation, including the complications from House Bill 1137. It is no longer permitted to have vehicles towed without permission from the Association or Property Manager. The attorney will review the contract again. Hilary asked if stickers could be given as a warning even though they are not currently enforceable. Richard explained that per House Bill 1138, a warning can be issued but no action can be taken for 30 days.

Donny Cryer asked for further follow-up on the discussion of wildfire insurance beyond the email that was sent after the May Board Meeting. He would like to see the numbers the broker deemed unfavorable and expressed that he felt the Board was violating the Declarations and not acting in the owners' best interests. Richard Garcia was of the opinion that the Board was not violating the Declarations and thought that the current insurance covered wildfire when it did not.

**Action Item:** Donny Cryer will have his attorney draft an opinion letter for the Association's attorney's response.

Gary Nicholds has requested numbers for wildfire insurance but has been unable to secure them yet and gave examples from another property in a similar situation. The cost per unit is significant and has a \$10 million limit. The Association's insurance renews in the middle of November when management hopes to get back into the regular insurance market and significantly reduce costs. Gary Nicholds also commented that this policy previously included wildfire.

**Action Item:** Gary Nicholds will contact the Board's attorney for an opinion letter and work to get Donny Cryer numbers.

## VIII. OLD BUSINESS

### A. *Vehicle Towing*

The Association is waiting for the attorney to review the contract again. This will be the sixth iteration of the contract and policies.

### B. *Swimming Pool Deck*

Matt Litowkin reported an attempt to secure a bid from a second company out of Denver, but they were unprofessional, and he recommended going ahead with the first company. He requested the Board review the first company's bid again. He also mentioned the timeline of the project and efforts to not inconvenience residents.

**Action Item:** Matt Litowkin will send out the information and the Board will vote via email.

### C. *Insurance Questions*

This agenda item was discussed under Section VII.

*D. Roofs*

Management met with Munroe Roofing, and, after discussion, it was agreed they would do another assessment and provide updated numbers. Platte Capital is also going to do an inspection with drones. Matt Litowkin outlined the cost benefits of not phasing the project with Munroe Roofing and completing it in one summer.

**IX. NEW BUSINESS**

*A. Budget Committee*

Richard Garcia established a budget committee with members Drew Frank, Tammy Ramsay and Joy Helcoski to work with management to complete a proposed budget prior to the September 21, 2024 Annual Meeting.

**X. NEXT BOARD MEETING**

The next Board Meeting is scheduled for Monday, July 15, 2024, at the Basic Property Management office at 5:30 p.m. and via Zoom.

**XI. ADJOURNMENT**

**Motion:** Richard Garcia moved to adjourn at 6:09 p.m.

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