

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 16, 2025**

I. CALL TO ORDER

The meeting was called to order at 5:31 p.m. in the Basic Property Management office and via videoconference (*).

Board members present were:

Richard Garcia, President, T106*	Willie Hoevers, Vice President, J206
Joy Helcoski, Secretary, B106*	Sarah Olson, Member, R305*
Adrienne Isaac, Member, Y205*	Tammy Ramsey, Member, G101/N105/P303*

Owners Andy Waugh (R305), Jacob & Megan Lockard (R304), Natalie DiGiovanni (H302), Pamesh Agrawal (A303) and Christopher Sykes (H302) were guests at the meeting.

With six Board members present, a quorum was confirmed.

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

II. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Motion: Sarah Olson moved to approve the May 19, 2025 Board of Directors Meeting minutes as presented. Willie Hoevers seconded and the motion carried.

Motion: Willie Hoevers moved to approve the May 22, 2025 Board of Directors Meeting minutes as presented. Joy Helcoski seconded and the motion carried.

III. TREASURER'S REPORT

Bob Price was not present.

IV. FINES & HEARINGS

There were no fines or hearings.

V. MANAGER'S REPORT

Matt Litowkin sent his report to the Board prior to the meeting.

VI. ARCHITECTURAL REVIEW COMMITTEE

Sarah Olson has not received any submittals.

VII. OLD BUSINESS

A. Insurance

Gary Nicholds spoke to Sean Hughes today. There is an owner concern regarding their bank's determination that the property was underinsured. The current policy includes an inflation guard of up to 6% but the bank that is being used by this owner will not accept it. The policy renews in November. It is hoped an appraisal can be completed prior to November. The options would be to increase the insured value to \$50 million at a cost of

\$7,000 – \$10,000 and to reassess the insured value at renewal or to encourage the buyer to work with a different bank. Tammy Ramsey said one unit went under contract and the buyer's underwriter noted the property was not 100% insured. The property was also flagged by Fannie Mae. Gary Nicholds noted there have been 6 – 8 closings this year with no issues. The Board agreed not to take any action at this time.

B. Update Policy Regarding Patio Fences

Sarah Olson forwarded the policy to Rich Garcia.

Action Item: Rich Garcia will post the policy on the website.

C. P101 Water Leak

The water line was replaced with Pex.

D. Slip and Fall Accusation

Gary Nicholds has not received any new information.

E. DVE Vision 2025

Bob Price was not present.

F. Reserve Study

Bob Price was not present.

G. A303 Water Leak

There have not been any further leaks. There was a suggestion to develop an ice dam removal policy and to secure a contract with a roof ice removal contractor for next winter. Eric Nicholds noted that having outside contractors working on the roof could void the roof warranty.

Action Item: Eric Nicholds will talk to Monroe about roof ice removal.

H. Universal Recycling Ordinance

Sarah Olson submitted the grant application and should receive a response within eight weeks.

I. Dog Bag Stations on Tennis Court Fence

This project has been completed.

J. Trees Above A and B Buildings

Gary Nicholds has left messages for the Dillon Water District twice but has not heard back. Adrienne Isaac has a contact and offered to help facilitate communication.

K. Comcast Cable Contract

The Comcast contract expires November 30, 2025. Cancellation requires 60 days notice. Adrienne Isaac has been speaking to owners regarding their preferences. There was a suggestion to survey all owners once there is a finalized list of options and costs. Sarah Olson requested a question on the survey to determine if units are rented or owner occupied.

- L. *Long Term Storage Lot Rate Increase*
Sarah Olson did market research on pricing for storage facilities in Fairplay and Kremmling. There is one lot in Silverthorne that is very overpriced and was excluded. The average cost for outdoor storage is \$80/month. She suggested phasing the increase over two years.

Action Item: Sarah Olson will forward the data to the Board for review.

VIII. OWNER COMMENTS

There has been a Subaru parked in the A Building lot since May that is taking up two parking spaces. Matt Litowkin will follow up.

IX. NEW BUSINESS

- A. *Replace Entry Carpets in 15 Stacks - \$2,717*

The work started today and they usually get to 2 – 3 buildings per day.

- B. *Painting & Roofing*

The building painting will start July 15th, after the roofing project has been completed. Buildings scheduled this year are A, X, Y, Z and BB. The lower part of the buildings are being checked for siding that needs repair or replacement prior to painting. Allman Painting has been asked to do the building painting in alphabetical order. Notice of the schedule will be sent to the owners in the affected buildings and posted at the buildings. Owners will be reminded to remove all items from decks and patios.

Action Item: Matt Litowkin will send the email multiple times and post the notice two weeks prior.

Matt Litowkin met with the roofing Superintendent today. A – H Buildings are 90% completed. The new decks, underlayment and shingles have been installed. They will start metalwork tomorrow. This will include crickets, chimneys, flashing and gutters. The decks, underlayment and shingles have been completed on BB – 2 Buildings and metalwork will follow. There was general discussion about concerns related to the method of attachment of the shingles to the metal. The contractor is projecting completion by the July 4th weekend. There was a suggestion to hire an independent roofing inspector to check the work.

Action Item: Eric Nicholds will look into options for hiring an independent contractor to inspect the roofs after completion.

- C. *Submission for a Dog Park*

Willie Hoevers received one proposal and is waiting for additional bids. He suggested locating the park at the east side of the tennis court where the existing tennis court and storage lot fences could be used as two sides. There was a recommendation to have the fence be at least 6' high. The bid was \$7,600 total for the fencing, security gates and locks. Joy Helcoski proposed including benches and possibly a shade structure.

- D. *Towing*

Gary Nicholds discussed towing options. There is a company that provides towing and booting service for Dillon Valley West and Lake Cliffe. They are in compliance with all CCIOA requirements. Signage in English and Spanish would be required at all entrances.

Notice would have to be sent to all owners regarding the effective date and circumstances for towing. Advance notice is not required for booting but towing requires 48 hours notice. Gary recommended seeking legal counsel regarding the need for a contract. The only expense would be for the signage. Matt Litowkin would identify the violators. There was a suggestion to issue new parking permits when notice is sent regarding the implementation.

Action Item: Gary Nicholds will provide a written proposal/contract, and proposed language and costs for signage for Board review.

Action Item: Matt Litowkin will order new parking permits.

E. Water Conservation

Adrienne Isaac has determined that there is grant funding available for water conservation efforts. She recommended tabling any action until after the budgeting process.

X. NEXT BOARD MEETING

The next regular Board Meeting is scheduled for July 21, 2025 at 5:30 p.m.

XI. ADJOURNMENT

The meeting was adjourned at 6:39 p.m.

Approved By: _____
Board Member Signature

Date: _____