

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 18, 2026**

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
Tammy Ramsey, Member, G100/N105/P303/Z304*
Sarah Olson, Member, R305*
Adrienne Isaac, Member, Y206*
Willie Hoervers, Member, J206

Owner Jeff Sill (H103) was a guest at the meeting.

A quorum was confirmed.

Representing Basic Property Management (BPM) were Gary Nicholds, Eric Nicholds, and Matt Litowkin. The minutes were transcribed from recording by Summit Management Resources.

II. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Motion: Sarah Olson moved to approve the April 20, 2026 Board Meeting minutes as presented. Adrienne Isaac seconded and the motion carried.

III. TREASURER'S REPORT

Richard Garcia presented the Treasurer's Report for the period ending April 30, 2026. There was no washer and dryer income posted in April. Eric Nicholds attributed slightly over budget gas expenses to the rate-locking strategy in use for the year. Operating expenses, Reserve balances, and year-to-date progress were otherwise on track.

Action Item: Richard Garcia will requested clarification from Bob Price on the timing of the washer and dryer income and the color coding in the report.

Motion: Willie Hoervers moved to approve the Treasurer's Report. Sarah Olson seconded and the motion carried.

IV. FINES & HEARINGS

There were no fines or hearings.

V. MANAGER'S REPORT

Matt Litowkin presented the Manager's Report, which was distributed to Board members in advance. Sarah Olson thanked Matt and his crew for the painting of Building R's stack.

VI. ARCHITECTURAL REVIEW COMMITTEE

Sarah Olson did not have anything to report.

VI. OLD BUSINESS

A. *Universal Recycling Ordinance*

Willie Hoevers reported that bids were solicited from four local haulers for recycling implementation, with responses expected by the end of May. A preliminary proposal from Garbage Gurus estimated monthly costs at \$19,800, significantly higher than current costs. The Board agreed to review all proposals before determining next steps.

Adrienne Isaac noted that grant funds are limited to infrastructure and educational purposes, there is a September 21, 2026 compliance deadline, and the current Timberline contract term runs through July 31, 2027.

Action Item: Matt Litowkin will request recycling options from Timberline.

Action Item: Willie Hoevers will present bid results at the June meeting.

B. *Trees Above A and B Buildings*

There was no update.

C. *Parking*

Richard Garcia reported that 51 of 404 units remain non-compliant with the parking permit program. The Board discussed a complaint regarding a booted vehicle and reaffirmed, noting that advance notice had been provided to owners.

Action Item: Matt Litowkin will re-post bilingual parking permit notices to non-compliant units.

D. *Comcast*

Richard Garcia reported that underground cable marking has begun throughout the property. Joy Helcoski provided an update from the Comcast representative, confirming that installation is progressing.

E. *Laundry Room*

The laundry equipment replacement project has been delayed due to vendor labor constraints. An updated installation schedule is expected after May 28, 2026. Matt Litowkin anticipates completing the equipment swap-out within one day to minimize service disruptions.

Action Item: Matt Litowkin will arrange for the removal of the non-serviceable vending machine from the laundry room.

VIII. NEW BUSINESS

A. *Community Barbecue Grills*

The Board discussed open flame restrictions required by the Association's insurance carrier. Concerns were raised regarding a prohibition on personal gas grills. Many

associations have adopted a rule allowing electric-only devices. The Board agreed to consider restrictions if required by the insurance carrier.

Action Item: Richard Garcia will include this topic on the next meeting agenda.

B. Rules Update – Fireplaces and Grills

The Board reviewed language submitted by Association counsel Lindsay Smith regarding indoor wood-burning fireplace safety and exterior grilling parameters.

Action Item: Richard Garcia will circulate draft rule revisions for Board comment.

Action Item: Matt Litowkin will forward the insurance carrier's grill-related language to Board members.

C. Tennis Courts

Tammy Ramsey raised concerns regarding the condition of the tennis courts and suggested exploring pickleball conversion options. Matt Litowkin reported that a contractor has been contacted to evaluate the courts and provide pricing alternatives.

Action Item: Matt Litowkin will obtain pricing for court replacement, resurfacing, and pickleball conversion options, with assistance from Tammy Ramsey.

D. Community Cleanup Day

The Board discussed the possibility of reinstating a voluntary community cleanup event. June 13, 2026 was identified as a potential date.

Action Item: Matt Litowkin will evaluate logistics and provide recommendations for a community cleanup event.

IX. OWNER COMMENTS

Jeff Sill inquired about the plans for addressing cracking patio slabs. Matt Litowkin confirmed that slab replacement is evaluated annually and prioritized based on condition and budget. Patio slabs are common elements but owners may coordinate repairs through BPM at their own expense.

X. EXECUTIVE SESSION

There was no Executive Session.

XI. NEXT MEETING

The next Board Meeting was scheduled for Monday, June 15, 2026 at 5:30 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Approved By: _____ Date: _____

Board Member Signature