DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
June 15, 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
Bob Price, Treasurer, G305
Joy Helcoski, Secretary, B106
Tammy Ramsey, Member, G100/N105/P303/Z304*
Sarah Olson, Member, R305*
Willie Hoevers, Member, J206

Owners Joan & Jeff Moore (H103) were guests 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

Bob Price requested clarification to the May 2026 minutes regarding the grill discussion, noting that the insurance carrier prohibition should be described as in force rather than proposed or requested. In addition, the September 21, 2026 date referenced in the May minutes is for the recycling grant deadline, while the recycling ordinance compliance date is understood to be October 1, 2027.
Motion: Willie Hoevers moved to approve the May 18, 2026 Board Meeting minutes as amended. Sarah Olson seconded and the motion carried.

III. TREASURER'S REPORT

Bob Price presented highlights of the Treasurer's Report for the period ending May 31, 2026.

1. Year-to-date income was $2,700 favorable to budget, largely due to late fees and increased storage lot income.
2. Administrative expenses were $4,800 unfavorable, primarily due to legal costs related to a small claims matter that was later withdrawn by the plaintiff.
3. Plumbing, Heating and Building Maintenance remained elevated due to PEX and copper pipe leaks, drywall repairs and boiler room parts including water tanks, expansion tanks, heat exchangers and pumps.
4. Utilities were $21,000 favorable to budget due to savings in Cable and Internet and Trash Removal was $4,000 favorable to budget. A May natural gas invoice was not posted and may skew the monthly result.
5. The Association was running about 2% favorable overall.

6. Cash totaled $1.35 million, including about $1.1 million in Reserves and $250,000 in Operating. No Reserve expenditures have been posted, although the hallway carpet materials deposit has been approved.
7. Delinquencies totaled $5,922, an increase of about $1,300 from April and higher than the February balance of about $1,800.

Action Item: Bob Price will follow up with Madison Tomson regarding the May natural gas invoice.
Motion: Joy Helcoski moved to approve the Treasurer's Report. Willie Hoevers seconded and the motion carried.

IV. FINES & HEARINGS

There were no fines or hearings.

V. MANAGER'S REPORT

Matt Litowkin noted that many pipe leaks and related drywall repairs are handled in-house.

The Board discussed a sewer backup affecting Building S. Matt Litowkin reported that Ace Sewer and Drain cleared the pipe, found grease in the line and videoed the pipe with no crack or swell found. The HOA is responsible for the pipe and common area, while the owner is responsible for the unit interior. Onsite Restoration addressed the common area, removed trim, disinfected the affected area and will provide a report and invoice. The need for carpet replacement remains under review.
Action Item: Matt Litowkin will continue follow-up on the Building S common area restoration and any carpet related recommendations.

VI. ARCHITECTURAL REVIEW COMMITTEE

Sarah Olson reported that there were no new formal architectural review items. She noted that the R101 fence remains outstanding because the requested color was discontinued. It was agreed the owner should obtain the closest available color and complete the fence. A cabinet item was also handled outside the meeting.

VII. OLD BUSINESS

A. *Universal Recycling Ordinance*

Willie Hoevers reported that four contractors were contacted and two bids were received. The other two contractors were not able to service the property. The bids were higher than the current Timberline cost and terminating the Timberline contract early could entail a $50,000 - $60,000 buyout based on the penalty clause.

The Board discussed the practicality of 96-gallon individual recycling containers, cost increases above the current approximately $9,500 monthly trash expense, the requirement to provide adequate recycling capacity and the risk of contamination charges. Willie Hoevers stated that recycling is free when uncontaminated, but mixed recycling/trash loads can result in a minimum $60 sorting fee that increases by volume. Sarah Olson suggested Adrienne Isaac as a resource because of her involvement with HC3.

Action Item: Bob Price will seek additional information regarding recycling compliance requirements, enforcement, penalties and potential contamination charges.

B. Trees Above A and B Buildings

TSH Tree Service has the tree removal contract and is tentatively scheduled to begin removal of about 142 trees on July 13th. The work is expected to take about four days. The grant should cover 100% of the cost for the approved scope.

Gary Nicholds said the trees above A and B Buildings appear to be on Dillon Water property. He will ask Derek Bloom if additional thinning or trimming outside the grant scope can be done while the contractor is on site, subject to Board review of the cost.
Action Item: Gary Nicholds will follow up with Derek Bloom regarding additional work outside the grant scope.

C. Parking

The towing contractor stickered 61 vehicles without parking passes in May and those owners obtained passes. One vehicle with a temporary pass was stickered and resolved. Two vehicles with temporary passes were stickered and later booted after no action was taken. Twelve vehicles with old passes were stickered and later booted after no action was taken.

Based on Gary Nicholds' review of Colorado law, immediate booting without 24-hour notice may be allowed after two prior warnings for the same type of parking violation anywhere on the property.

An owner letter regarding the R and S Building parking lots was forwarded to the contractor. Sarah Olson stated that there has not been enforcement in those lots and vehicles from other buildings are using the lots.
Action Item: Gary Nicholds will inform the vendor about those concerns.

The Board discussed temporary visitor passes. The office staff have been issuing one temporary pass for seven days and keeping a log. The Board agreed to continue the current practice of one seven-day visitor pass for an owner or renter, with office tracking.

D. Comcast

Joy Helcoski reported that the upgraded cable to each building was completed on June 1st. Comcast should finish converting individual unit accounts to the new billing structure by the end of June. Some owners may be owed a partial or full June refund depending on when their accounts are converted and it may take one to two billing cycles for adjustments to appear.

Comcast is preparing an owner communication regarding the switch and owner options. Comcast is coordinating with Matt Litowkin regarding a possible Xfinity

event at Dillon Valley East where owners could return TV equipment, sign up for upgrades, learn about packages and receive information about the transition.
Action Item: Joy Helcoski will continue follow-up with Comcast on owner communications and the proposed Xfinity event.

E. *Laundry Room*
CSC has the new washer and dryer installation scheduled for July 16th, 17th or 18th. Matt Litowkin plans to close the laundry room and complete the exchange in one day, reopening as soon as possible after the new machines are installed. There is an app through which users can earn laundry credits. The Board agreed the CSC marketing materials should not be distributed to owners due to privacy and spam concerns, but CSC may post its own information on the machines.

F. *Insurance*
The insurance carrier's prohibition on gas grills and open flames is currently in force as an underwriting requirement and is not merely proposed or recommended. Gas grills and open flames are not permitted within 10 - 15 feet of buildings and the Association could risk insurance cancellation if gas grills are seen during an inspection. The Board discussed the difficulty of communicating and enforcing the requirement, including concerns about neighbor policing and if owners must remove grills or simply not use them.
Action Item: Bob Price will request more detailed guidance from the broker and carrier, including if an exception can be obtained for the remainder of the current policy period (valid until mid-November) or if an exception can be considered at renewal, even with an additional premium.

A lender request raised the issue of equipment and machinery breakdown coverage. The quoted endorsement was less than $3,000 per year.
Action Item: Bob Price will continue working with the insurance broker to obtain more detail for the equipment breakdown coverage.

G. *Rules Update for Fireplaces and Grills*
Richard Garcia said rule revisions for fireplaces and grills should be tabled until the insurance questions are resolved. Section 1.15 of the current rules prohibits charcoal grills, wood pellet grills, deep oil fryers, outdoor wood burning fireplaces and fire pits, but does not expressly prohibit gas grills. Bob Price reiterated that insurance underwriting requirements may differ from the current rule language.

H. *Community Barbeque Grills*
This agenda item was not discussed.

VIII. NEW BUSINESS

A. *Tennis Courts*
The Board discussed pricing information for tennis court work. The resurfacing option is approximately $53,000, but the proposal did not include a warranty because of the current condition of the courts and did not appear to address larger cracks or

drainage concerns. Eric Nicholds summarized the three possible approaches: full replacement with drainage and post-tension concrete, resurfacing/repair as a lower cost interim option or removing the courts entirely and considering other uses. The cost for full replacement is estimated at $400,000.

The Board discussed the level of current use, if a repair would be useful to test demand, if a higher quality facility could attract non-resident use, insurance implications for public use or recreation memberships and alternative uses such as expanded parking, community gardens or other recreation amenities.
Action Item: Board members will consider the tennis court options for further discussion at the next meeting.

B. *Project Updates*

Matt Litowkin reported that painting Buildings S, T, U, V and W is scheduled to begin July 13th. A Floor for You has been paid for hallway carpet materials and the start date will be scheduled once the materials are received The driveway asphalt project for the N and O Buildings has been approved and is expected to occur at the end of July, subject to temperatures. The work will include a drainage pan, overlay and striping.

IX. OWNER COMMENTS

Joan Moore suggested sending an email reminder to all owners before each monthly Board meeting. Richard Garcia noted that meeting information is posted on the website.

Jeff Moore asked if an unregistered vehicle constitutes a parking rule violation. Gary Nicholds clarified that under Colorado law, a vehicle cannot be booted solely because it is unregistered.

X. EXECUTIVE SESSION

There was no Executive Session.

XI. NEXT MEETING

The next Board Meeting was scheduled for Monday, July 20, 2026 at 5:30 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

Approved By: ____ Date: _____________

Board Member Signature