DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 20, 2026

I. CALL TO ORDER

The meeting was called to order at 5:30 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*
Sarah Olson, Member, R305*
Willie Hoevers, Member, J206
Adrienne Isaac, Member, Y206*

Owners Nico Cruz (S104)* and Merlin Bartel (R306)* were guests at the meeting.

A quorum was confirmed.

Representing Basic Property Management (BPM) were Gary Nicholds, Eric Nicholds and Matt Litowkin. Cait Rooney and Andrew Robinson of AssuredPartners (now Gallagher) attended for the insurance discussion. The minutes were transcribed from recording by Summit Management Resources.

II. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Motion: Willie Hoevers moved to approve the June 15, 2026 Board Meeting minutes as presented. Bob Price seconded and the motion carried.

III. TREASURER'S REPORT

Bob Price presented highlights of the Treasurer's Report for the period ending June 30, 2026.

1. Year-to-date income was $2,100 favorable to budget.
2. Year-to-date expenses (through 6 months) is~$18,000 favorable.
3. Administrative expenses were unfavorable due to legal expenses.
4. Plumbing, Heating and Building Maintenance remained unfavorable due to pipe leaks, drywall access and repairs, and boiler work.
5. Vehicle fuel and maintenance, and snow removal, were favorable to budget.
6. Utilities were $28,000 favorable to budget due to savings in Cable/Internet, Trash Removal, and Natural Gas.
7. Cash totaled $1.45 million, including Reserve and Operating accounts.
8. June operations were $800 favorable to budget, with actual expenses of $170,000 compared to a budget of $171,000.
9. No Reserve project expenditures had posted as of the report date but painting and hallway carpet expenses are expected.
10. Delinquencies increased to approximately $6,700. Two accounts were referred to Executive Session for consideration.

Motion: Willie Hoevers moved to approve the Treasurer's Report. Joy Helcoski seconded and the motion carried.

IV. FINES & HEARINGS

There were no fines or hearings.

V. MANAGER'S REPORT

Matt Litowkin reported that irrigation repairs were proceeding despite Stage 1 water restrictions to avoid larger deferred repair costs. The irrigation damage resulted from roadwork rather than the roofing project. Boiler repair expenses were higher. Adrienne Isaac thanked BPM for communicating current fire restrictions to residents.

VI. ARCHITECTURAL REVIEW COMMITTEE

Sarah Olson reported that there were no new architectural review applications. She has not heard anything further regarding the window color issue for the unit that is for sale.

VII. OLD BUSINESS

A. Insurance

Two representatives from Assured Partners (DVE insurance broker) participated in the video conference. Bob Price reviewed the carrier's loss control requirement prohibiting the use of grills on balconies or within 10 feet of a structure. Cait Rooney (Assured) confirmed that the language in Section 1.15 of the Association Rules and Regulations satisfied the carrier's current requirements and no additional rule changes were needed.

Andrew Robinson (Assured) clarified that Summit Fire & EMS adopted the 2024 International Fire Code in February 2026, prohibiting charcoal burners and other open flame cooking devices on combustible balconies or within 10 feet of combustible construction. The policy renews November 15, 2026, and Assured Partners is looking for viable alternatives that would allow grill usage.

Action Item: Richard Garcia will issue a notice regarding the grill prohibition to all owners and residents in English and Spanish by email and have it posted on doors. The Rules and Regulations posted on the Association website will be updated.

B. Universal Recycling Ordinance

The Association received a $50,250 reimbursement grant with a September 21, 2026 accounting deadline. Bob Price reviewed three recycling options, including converting the existing enclosures to two 4-yard dumpsters, keeping the 8-yard dumpsters and adding separate recycling enclosures or delaying implementation while monitoring other properties. The County ordinance requires recycling a 50% reduction in trash volume. The Board also discussed higher collection costs, enclosure requirements, parking impacts, and opportunities to pursue additional grant funding or a deadline extension.

Action Item: Bob Price will confirm the recycling capacity requirements.

Motion: Willie Hoevers moved to retain the existing 8-yard trash dumpsters and to construct separate pads and enclosures for 4-yard recycling dumpsters while pursuing additional grant funding. Adrienne Isaac seconded and the motion carried.
Action Item: Matt Litowkin will continue obtaining project cost estimates.

C. *Trees Above A and B Buildings*
Matt Litowkin reported that tree work is scheduled for July 27 through July 30 and will include about 146 trees. The grant covers only the approved tree work and trimming requested by owners will not be included.

D. *Parking*
Richard Garcia reported that 34 warning notices were issued in June, three vehicles were booted, and no vehicles were towed. The Board noted that the parking enforcement policy appeared to be working.

E. *Comcast*
Joy Helcoski reported that the Comcast conversion project was complete and could be removed from future agendas. Matt Litowkin said Comcast held an onsite equipment exchange and information event for residents and that few owner concerns had been received.

F. *Laundry Room*
Matt Litowkin reported that the new CSC laundry machines were installed. Payment can be made using the CSC app or credit card. The machines no longer accept coins.

G. *Community Barbeque Grills*
The Board agreed to remove this item from future agendas.

H. *Tennis Courts*
The Board discussed whether to repair, replace, or repurpose the tennis courts. Bob Price noted that the tennis courts are General Common Elements and the governing documents may require owner approval before they can be repurposed.
Action Item: Basic Property Management will ask the attorney if owner approval is required to repurpose the tennis courts.
Action Item: Joy Helcoski will prepare a homeowner survey about possible uses for the tennis court area.

VIII. NEW BUSINESS

A. *Real Estate Update*
Sarah Olson reported that there were no recent unit sales.

IX. OWNER COMMENTS

There were no owner comments.

X. EXECUTIVE SESSION

The Board convened Executive Session at 7:17 p.m. to discuss delinquent owner accounts and reconvened Regular Session at 7:19 p.m.
Motion: Willie Hoevers moved to refer the first owner to collections. Bob Price seconded and the motion carried.
Motion: Bob Price moved to refer the second owner to collections. Willie Hoevers seconded, and the motion carried.

XI. NEXT MEETING
The next Board Meeting was scheduled for Monday, August 17, 2026 at 5:30 p.m.

XII. ADJOURNMENT
Richard Garcia adjourned the meeting at 7:20 p.m.

Approved By: ____ Date: _____________
Board Member Signature