DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 19, 2026

I. CALL TO ORDER

The meeting was called to order at 12:35 a.m. in the Dillon Valley East Clubhouse.

Board members present were:
Richard Garcia, President, T106
Willie Hoevers, Vice President, J206
Joy Helcoski, Secretary, B106
Joan Moore, Member, H103

A quorum was confirmed.

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

II. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Motion: Willie Hoevers moved to approve the August 17, 2026 Board Meeting minutes as presented. Joy Helcoski seconded and the motion carried.

III. TREASURER'S REPORT

Madison Tomson presented the Treasurer's Report during the Annual Meeting.

IV. FINES & HEARINGS

There were no fines or hearings.

V. MANAGER'S REPORT

Matt Litowkin presented an update during the Annual Meeting.

VI. ARCHITECTURAL REVIEW COMMITTEE

Matt Litowkin encouraged consistent use of remodeling applications for windows, doors, flooring, cabinets, full remodels and similar work so owners are aware of Association requirements before work begins. Minor work, such as replacing light bulbs or painting, does not require an application. Washer and dryer installations require a separate application and compliance with County permitting requirements.

Richard Garcia discussed a split-system air conditioner request involving exterior equipment. He stated that equipment on common area property would not be permitted. Matt Litowkin noted restrictions on wall and structural penetrations.

VII. OLD BUSINESS

A. Insurance

The insurance update was provided during the Annual Meeting.

B. Universal Recycling Ordinance
The Board discussed a centralized recycling area south of the tennis courts to avoid additional enclosures and reduce contamination. Timberline could provide two containers, one to remain locked while the other is in service, exchanged as needed.

C. Parking
August enforcement resulted in 15 warnings, four boots and no tows. The Board discussed multiple vehicles associated with one unit and possible permit copying. Matt Litowkin has reported concerns to the patrol company and followed its enforcement process.
Action Item: Richard Garcia will contact the patrol supervisor to request increased enforcement.

D. Tennis Courts
The Board discussed creating an owner survey to obtain owner feedback regarding rebuilding the tennis courts, adding pickleball, expanding or creating overflow parking or a dog park. Court maintenance and rebuilding costs were discussed. Owner approval would be required to repurpose the amenity. Joy Helcoski questioned proceeding with a survey without a commitment to fund a court petition process if there are insufficient owner votes.
Action Item: Gary Nicholds will obtain clarification from legal counsel regarding the owner approval requirements.

E. Natural Gas
The natural gas update was provided during the Annual Meeting.

F. Long-Term Storage Lot
There is no current waitlist and the storage area is nearly full. Matt Litowkin generally keeps one space available in case prior records omitted an existing renter. Annual rent is $240 for a small space and $480 for a large space.
Action Item: Matt Litowkin will coordinate upcoming storage renewals.

G. Carpet Replacement
This agenda item was not discussed.

VIII. NEW BUSINESS

A. Board Vacancy
Richard Garcia reported that he received resignations from Adrienne Isaac and Sarah Olson. Joan Moore filled one seat, leaving one Board seat vacant. Board members were encouraged to identify interested owners.

B. Election of Officers
Motion: Joan Moore moved to reelect the current slate of Officers. Willie Hoevers seconded and the motion carried.

IX. OWNER COMMENTS

There were no additional owner comments.

X. EXECUTIVE SESSION

The Board convened Executive Session at 12:02 p.m.

XI. NEXT MEETING

The next Board Meeting will be held Monday, October 19, 2026.

XII. ADJOURNMENT

The meeting was adjourned at 12:20 p.m.

Approved By: _____ Date: _____

Board Member Signature