

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER'S MEETING
September 18, 2004
Dillon, Colorado**

Board members in attendance were Richard Garcia, Donald Jones, Sylvia Dowty, Gregg Pooley and Thomas Nickerson.

Homeowners in attendance were Mary & Stephen Adams (B201), Jeannette & Norman Blair (R205), Julie Bollinger (T206), Catherine Newdrop (E106), Jean Buckman (Q303), Jean Capps (B303), Janet Chambers (Q103), Dean Christensen (H301), Benita & Joan Collins (N103/H301), Jill Debs (X106), Anthony Dobrski (T302), Gary Hedman (V203), Mike Immordino (E203), Barbara Jansen (Z302), Barb & Glenn Johnson (S103/S104), Julie Jones (B301), Paul Jones (N101), Robert Klea (S201), Kenneth Kleinman (H201), Thomas Lorenz (X103), Mary Lou Mauro (N105), Jo Ann Mayer (C202), Daniel Mills (I103), Cesar Munoz (J102), Rachelle Naishtut (F302), Monika Nickerson (R303), Joyce Oleson (R101), Cassandra Sue Olson (D104), Paula Pearcey (I101), John Pirnat (X301), James Powers (I205), John Regan (A204), Doyle Reid (B202), Nick & Donna Reuteran (U303), Steve Roscoe (I303), Wayne Ryon (G306), Rosie Tronnier (A106), John Yutzler (Q203).

Representing Basic Property Management were Dan Ulmer and Robert Crowe. Margot Mayer was recording secretary.

NOTICES AND REMINDERS

- The next Board meeting is scheduled for Wednesday, October 20, 2004 at 7:00 p.m. in the DVE Clubhouse.
- The annual owners meeting will be September 17, 2005 at 10:00 a.m. in the DVE Clubhouse
- The website www.Dillonvalley.org is available. Monthly meeting minutes can be downloaded. Please sign up to have the minutes e-mailed to you.

I. CALL MEETING TO ORDER

The meeting was called to order at 9:36 a.m. by President Richard Garcia.

Notice of the meeting was sent in accordance with the Bylaws. With forty-four owners represented in person and ninety-two by proxy, a quorum was reached.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Julie Bollinger made a motion to waive the reading of the 2003 Annual Meeting minutes and to accept the minutes into the record as presented. Tom Lorenz seconded the motion carried.

III. REPORTS OF OFFICERS

A. President's Report

Richard Garcia reported that it had been a phenomenal year for the Association. Much was accomplished because the Board and Property Management have been working as a team. The Board took some risks but overall had a positive outcome. Trees have been replaced, buildings have been painted and a walkway has been added to ensure safety for children getting off the bus.

Donald Jones stated that a few units made the conversion to have a washer/dryer installed. He said the Board was looking for a solution for dealing with rental units; many complaints have been received about the abuse of the common areas.

Sylvia Dowty said the Property Management staff goes beyond the Board's expectations and it has been great working with them.

Tom Nickerson commented that communication with Robert Crowe and the Property Management staff has been great. He thanked Julie Bollinger and Barb Johnson for all of their hard work.

Gregg Pooley said he spent more time on the Rules and Regulations in order to address issues.

Richard said one of his goals was to try to run the Association as a business with people taking responsibility for different things. The Buildings and Grounds Committee has been working closely with Property Management and he hopes owners will take more responsibility.

IV. REPORTS OF COMMITTEES

A. Buildings and Ground Committee

Julie Bollinger acknowledged Barb and Glenn Johnson for their participation on the Committee. She mentioned she would appreciate any help from other homeowners. She said the annual painting, as well as finishing the banding, was ahead of schedule. All hallways smoke detectors have been checked to ensure they are functioning properly. They have been working on trimming the hedges and they plan to spread flower seeds before winter. The sprinkler system has finally been fixed and all boiler work has been completed. The landscaping around Building A will be addressed.

Julie agreed that Property Management was doing a great job and the staff has accomplished a great deal.

B. Washer and Dryer Committee

Don Jones explained there was a sign up sheet for owners interested in having a washer and dryer installed. There is a \$50 application fee and an additional \$100 annual fee for extra costs. All installed washers and dryers must comply with County regulations. Maintenance should include a semi-annual cleaning.

C. Rules and Regulations Committee

Gregg Pooley briefly reviewed changes to the Rules and issues that were being addressed. A major pending issue involves how to deal with the stack if something happens when the Association divides them. This issue will be further discussed in the Board of Managers meeting this afternoon. Gregg said he would appreciate any volunteers who would like to serve on this Committee.

V. MANAGEMENT COMPANY REPORT

Dan Ulmer thanked the Board and added it has been great working together with them. The staff has been the best ever; Robert Crowe has everything under control, does all the paperwork, and is also a “hands on” manager.

Dan said Robert and Julian were doing all the work around the hot tub and boiler maintenance, resulting in savings for the Association.

Robert thanked Dan, the Board and the owners for their support. Projects accomplished within the past year included:

1. All the boilers have been rebuilt by in-house staff, saving the Association over \$300,000. He explained that all pumps are now the same, eliminating the need to store different types of pumps for emergencies.
2. All trimming and banding was completed.
3. The new hot tub has been installed.
4. The sidewalk has been constructed from the AA Building to the Clubhouse.
5. The entry porch lights have been replaced to save energy and to improve the quality of the lighting.
6. One tennis court has been converted to a basketball court.
7. A new truck was purchased to assist with plowing, which will save the Association about \$5,000 annually.
8. An all-terrain vehicle was purchased to assist in grounds maintenance and plowing.
9. Painting of the pink buildings was completed.
10. A shredded rubber surface was installed in the playground.
11. Clubhouse windows and patio doors in the pool area were replaced, saving the Association over \$25,000.
12. Two sewer lines in AA-BB buildings and T-U buildings were repaired.
13. The front doors of the Clubhouse have been replaced

Robert believes property values at Dillon Valley East have been greatly improved. Dan added that new vinyl paint was used on the buildings, which is supposed to last seven years because it has great coverage and thickness. Some siding around the entryways was replaced with fiber cement siding, which should last a long time. Also, little scalloped pieces were added to improve the appearance.

When installing the hot tub, the Association spent more money than anticipated, but this should reduce future maintenance. The new tub is stainless steel and there have not been any problems so far. The pool temperature has been lowered.

Robert said the broken brackets on the playground had a lifetime warranty and will be replaced. He is working on a solution to the bird problem and will add this item to next year's budget. He felt the community yard sale was a great success with good turn out.

Robert reported he had problems with some kids tearing down branches from a willow tree earlier this year. He approached the parents and asked them to either pay a fine or have the kids pick up trash in the neighborhood. Robert found that by rewarding the kids with praise and refreshments they came back repeatedly and brought their friends.

Dan reported that Julian and Robert inspected each unit to check all valves and smoke detectors; any problems identified were addressed. All hallways now have smoke detectors. Robert said the dead evergreens were replaced with aspen trees and he received a full refund for the evergreens.

Robert introduced his staff and thanked all of them for doing a great job. Two additional employees have been hired. He also thanked the recording secretaries, Erika Krainz and Margot Meyer, for doing a great job and delivering the minutes in a timely manner.

Richard added that good customer service to the homeowners and safety were very important.

VI. TREASURER'S REPORT

Sylvia Dowty reported that replacing the deteriorating concrete deck at the Clubhouse was projected to cost about \$40,000, but Robert approached a company that was already on-site doing some work and they did it for \$2,200.

Sylvia reported that the Association was ahead of budget and after finishing so many projects, funds could go back into the Reserve Fund. Continuing the walkways was tabled until next year. The Replacement Fund balance was \$110,000. Income was down from last year because more money was being contributed to the Reserve Fund. The roofing is complete, no longer needing funding.

Tom Lorenz made a motion to approve the Treasurer's Report as presented. The motion was seconded and carried.

VII. ELECTION OF MANAGERS

Richard Garcia said the terms of Gregg Pooley and Sylvia Dowty had expired. The terms are three years. Barbara Johnson was the only new nominee for the Board. Barbara Johnson asked the Board to withdraw her name because she felt the existing Board was doing such a good job. Both Gregg and Sylvia indicated they were willing to serve additional terms.

Mike Immordino made a motion to re-elect Gregg Pooley and Sylvia Dowty by acclamation. Tom Lorenz seconded and the motion carried.

VIII. UNFINISHED BUSINESS

Richard Garcia reported there was no unfinished business from last year.

IX. NEW BUSINESS

A. Acknowledgements

Anthony Dobrski complimented the Property Management staff on the appearance of the property. He said he hoped the bird problem would be resolved.

Jo Ann Mayer thanked the Board and Property Manager for all their hard work. She added that she has been a homeowner at Dillon Valley East since 1986 and the property has never looked better. John Regan said Robert Crowe has been the best Property Manager they have had in thirty years.

B. Bird Problem

An owner commented that she cannot use her balcony at all because of the bird problem. She asked if it might be possible to put up a net. Dan Ulmer explained that putting up a net would not solve the problem because the birds would probably just move to the next balcony. The permanent solution will probably involve hiring a pest control company, and the Board will be addressing this issue.

C. Waiver of Parking Fine

John Yutzler asked the Board to waive a fine he received for parking at his neighbor's spot. He explained they were loading and unloading and did not move the vehicle right away. Richard Garcia agreed to address this request during the next Board of Managers meeting.

D. Summit Stage Bus Stop

Julie Jones asked the Board to look into the possibility of a Summit Stage bus stop somewhere around the Clubhouse. Julie Bollinger said such a request was made when she was on the Board and Summit Stage indicated there was not

enough room to turn the bus around. Robert said the County was very eager to work with them, and suggested the Board address this issue.

E. Open Doors

An owner asked the Board to send a letter to the membership to remind them that blocking the doors open with rocks was a safety issue and was not allowed. An owner asked if the doors could be held open with a latch while people are unloading. There was further discussion about the latch concept, with some owners expressing the opinion that the doors should never be propped open. Richard Garcia said the Board would address this issue on a case-by-case basis.

Richard said he would post a reminder about this issue on the web site and also include something in the newsletter. He thought it might be necessary to fine owners for propping the doors open. An owner suggested posting notices about keeping the doors closed, in English and Spanish. Robert asked owners to call the office if they see a violation so he can address the issue immediately. The Rules posted on the back of the entry doors need to be updated in both languages.

F. Parking Problem

An owner said some tenants use their parking permits on other cars. Another owner thought renters were not aware of the parking rules and regulations. Dan Ulmer confirmed that the other rental management companies were supplied with all of the information.

G. Survey

Richard Garcia asked owners to fill out the survey that was handed out and either give it back to the Board or drop it by the office. He said the survey was not an action item but the Board wanted to get owner feedback.

X. SET NEXT MEETING DATE

The next Annual Homeowner's Meeting was set for Saturday, September 17, 2005.

XI. ADJOURNMENT

There was a motion to adjourn the meeting at 11:03 a.m. The motion was seconded and carried.

Approved By: _____ Date: _____
Board Member Signature