

**DILLON VALLEY EAST CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
September 17, 2005  
Dillon, Colorado**

Board members present were:

Richard Garcia, President, T106  
Sylvia Dowty, Treasurer, Y101  
Donald Jones, Member, B301

Tom Nickerson, Vice President, R303  
Mike Immordino, Member, E203

Homeowners present were:

Janet Chambers, A103  
Mary and John Regan, A204  
Brian Adams, B201  
Priscilla Callahan, B204  
Jo Ann Mayer, C202  
Cassandra Sue Olson, D104  
Rachelle Naishtut, F302  
Laurel Winn, G102  
Robert Price, G305  
Mary Lou Mauthe, H306  
Stephen Caulk, J101/203  
Benita Collins, N103, Z303  
Monika Nickerson, R303  
Robert Klea, S201  
Nicholas Reuterman, U303  
Jill Debs, X106  
Paul Vroble, X302  
Barbara Ferguson, BB102

Rosie Tronnier, A106  
Vernelle Beck, B105  
Doyle Reid, B202  
Jean Capps, B303  
Wanda Hitchcock, C301  
Catherine Brosius, E106  
James Rode, G101  
Carla Rigger, G205  
Wayne Ryon, G306  
James Powers, I205  
Cesar Munoz, J102  
Paul Hage, N305/Q205/BB203  
Barb and Glenn Johnson, S103/104  
Carl Henry, U202  
Gary Hedman, V203  
Martha Pirnat, X301  
Anthony Biancarosa, Z304/305

Representing Basic Property Management were Dan Ulmer and Julian Brody. Erika Krainz was recording secretary.

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**I. CALL TO ORDER AND CERTIFICATION OF PROXIES**

The meeting was called to order at 10:13 a.m. by Richard Garcia. A quorum was reached with thirty-four units represented in person and sixty-six proxies received.

**II. APPROVE PREVIOUS MEETING MINUTES**

Tony Biancarosa made a motion to waive the reading of the minutes of the September 18, 2004 Annual Meeting. Rachelle Naishtut seconded and the motion carried. Tom Nickerson made a motion to approve the minutes as presented. Donald Jones seconded and the motion carried.

### **III. REPORTS OF OFFICERS**

Richard Garcia said things were going well. Results of the survey sent out in 2004 came in over a five month time period. The Association Rules are being strictly enforced per the owner feedback. Richard briefly reviewed the results of the survey and the Board actions in response to the suggestions. A copy of the results is available to any interested owners.

### **IV. BUILDING AND GROUNDS COMMITTEE REPORT**

Glenn Johnson provided the Building and Grounds Committee Report. Members of the Committee include Glenn and Barbara Johnson and Julie Bollinger. The following projects were completed around the property over the past year:

1. Buildings N, O, R, S, BB and the south end of T were painted.
2. Hallways AA, BB, Y, Z, X, Q, A and C were painted.
3. Trimmed trees and bushes in planted areas.
4. "No Parking" was painted on the pavement in front of the dumpsters.
5. Four dumpsters were enclosed.
6. Lawn was mowed weekly and looks very nice.
7. Repaired sprinkler systems.
8. Patched parking lot potholes.

The following projects were completed around the Clubhouse over the past year:

1. Repaved and restriped front and back lots.
2. Short term parking has been cleaned up.
3. Resurfaced tennis court.
4. Cleaned up around garage and shed.
5. Placed new picnic table outside laundry room.
6. Enclosed spa pumphouse with chain link fence.
7. Mulched flowerbed in front of Clubhouse.
8. Installed new light fixtures inside Clubhouse.
9. Cleaned carpet and furniture in Clubhouse.

Glenn concluded by stating Basic Property Management has done a fine job maintaining and improving the property. The owners acknowledged the members of the Committee for their efforts. Sylvia Dowty said Julie Bollinger was always looking for additional volunteers to serve on the Committee. Jim Powers was acknowledged for his assistance this summer.

### **V. MANAGEMENT COMPANY REPORT**

Julian Brody introduced the Dillon Valley East staff members.

Dan Ulmer reviewed his report on items completed by in-house staff over the past year that were normally undertaken by subcontractors:

1. The Association used to pay Tolin Mechanical \$70,000 per year to maintain the boilers. Julian and Tomas do all this work now and the Association only pays for parts.

2. Received a bid of \$12,000 to replace all shutoff valves into the buildings. Julian and Tomas replaced all valves with ball valves at a substantial savings to the Association.
3. The copper piping is deteriorating due to age. There have been a number of pinhole leaks so Julian has been replacing sections. Thin wall pipe was used in many of the buildings when they were constructed, including in the G Building.
4. Painted hallways in Buildings A, BB, Y, Z, X, Q and C.
5. Replacing plexiglass on sides of doors on four buildings.
6. Installed 404 vents covers to keep birds out.
7. Replaced concrete steps on four buildings.
8. Installed hardwire to prevent birds from building nests.
9. Trimmed around all new entry doors.
10. The Board authorized purchase of a commercial steam cleaning unit so carpet cleaning can be done in-house. BB, AA, Y and X Buildings and the Clubhouse have been done.
11. Installed four new dumpster enclosures
12. All common areas have been summer and winter fertilized.
13. Repaired many sprinkler heads.
14. Striped the parking lots.
15. Lights were replaced and rewired in front of the Clubhouse with lower wattage fixtures to reduce energy consumption.
16. Painted Clubhouse interior and installed wallpaper.
17. Cleaned all furniture and carpets in Clubhouse.
18. Air handlers on Clubhouse roof were serviced.
19. Chain link fence installed behind Clubhouse.
20. Installed new lights and fixtures in Clubhouse.
21. Installed new security system in Clubhouse, including wiring and cameras.
22. Completed electrical work for outside lighting on garage.
23. Replaced interior lighting with better fixtures in garage.

In summary, management has been able to save the Association a considerable amount of money by doing projects with in-house labor. Dan Ulmer said the Board had been very supportive in purchasing equipment, enabling management to undertake projects they were never able to do in the past. The membership recognized Julian and his staff for their work.

Richard Garcia noted that despite the savings, the Association is barely making budget due to materials price increases.

## **VI. ELECTION OF MANAGERS**

All candidates present (Paul Hage, Carla Rigger, Cathy Brosius and Richard Garcia) introduced themselves and provided brief biographical information. There were two candidates (Ed Lee and Julie Bollinger) who could not attend the meeting and Tom Nickerson provided biographical information for them.

The meeting was recessed while the election results were tabulated.

All ballots were tallied and Richard Garcia, Paul Hage and Ed Lee were elected for three year terms and Catherine Brosius was elected for a two year term.

Tom Nickerson was recognized for his service on the Board.

## **VII. NEW BUSINESS**

Senate Bill 100 was signed into law June 2005. Richard Garcia said this Association was already in compliance with most issues. He provided a summary of the Bill, which is also posted on the Association web page.

Cesar Munoz said the tenant in J101 had caused problems by leaving the door open. There was also a situation when the police were banging on the door at 6:00 a.m. He wondered why this tenant was allowed to rent. Dan Ulmer pointed out that Basic Property Management does not handle rentals. The tenant had mental problems and after a four month ordeal was removed from the property. Richard Garcia explained that the Police Chief has a master key to main entrance doors for emergency access.

Cesar Munoz commented that the replacement parking passes were outrageously expensive. Richard Garcia said the \$10.00 fee was established as a service charge because there were residents who repeatedly lost their passes.

Priscilla Callahan asked when the sidewalk would be installed east of the Clubhouse. She said she fell several times last winter while walking her dog. Dan Ulmer said the timetable was ultimately up to the Board, but there is a bid to do the project if it can be fit into the budget.

An owner asked why it took so long for checks to clear. Dan Ulmer explained the mail system is unpredictable and sometimes mail takes nine days to come up from Denver. Basic also uses a "lock box" system with processing in Arizona, which can take up to four days. It was noted that owners can sign up for electronic debiting.

Rosie Tronnier said she was issued a warning for excessive oil in her parking spot; she asked for advice on removing the stain. She was also concerned about security in the stack. She wondered why there was no longer a comment book for recording small items, noted the grate over the window well is deteriorating and said the plexeglass panels beside the door are not strong and could easily be broken through. Richard Garcia said the comment book was discontinued because owners recording problems about other units in the book were being harassed. Dan Ulmer said the old doors with plexiglass were being replaced gradually with new stronger doors with tempered glass on the sides in a metal frame.

Cathy Brosius said the Rules and Regulations should be reviewed on a regular basis. There may be items that need to be added. She added that an Architectural Review

Committee should be responsible for reviewing proposed improvements to individual units.

Vernelle Beck said the Rules and Regulations seem to change every year. He suggested establishing one set of Rules and not changing them so frequently. Richard Garcia commented that the revisions were made to keep up with the changes in the community.

Cathy Brosius said she had spoken with some owners about their responsibility to keep mechanical systems updated within the units. She thought the Board might want to consider an incentive or penalty to encourage compliance, especially in light of increasing heating costs. Richard Garcia said this could be an action item for the next Board meeting.

Cesar Munoz mentioned that his father's unit was not being heated. Julian Brody said the building heat was on all the time and should be controllable by the unit thermostat; there could be a problem with the zone valve or thermostat in that particular unit.

Carla Rigger suggested asking all owners to replace voluntarily any zone valves that have been identified as not working. She continued with a discussion about owners having multiple pets. She felt the policy, established in 1971, should be reviewed and updated. She proposed establishing a pet park in the area behind the Clubhouse. She felt long term renters should be allowed to have pets. Carl Henry thought it was important to have some rules governing pets. He suggested changing the rule to allow for one inside pet and one outside pet. Monika Nickerson thought owners should be allowed to have two pets as long as they obey the leash rule and clean up after them. Tony Biancarosa said he would object to establishment of a pet park for liability and personal allergy reasons.

Carla Rigger thought three bedroom units should be allocated three parking passes, but not necessarily three assigned spaces. It was noted that there were not enough parking spaces to accommodate all units even with the current parking allocation. An owner suggested reducing the one bedroom unit allocation to one spot each. Richard Garcia said the Board would like to research the legal implications of such a change. Dan Ulmer noted there could be zoning issues. Sylvia Dowty pointed out that many one bedroom owners bought with the understanding they would have two parking spaces and it could cause tremendous problems to change their allocation. Paul Hage mentioned that in his experience two parking spots for a three bedroom unit was not unusual. Bob Price pointed out the issue was mainly with short term parking and suggested making an allowance for three bedroom unit owners to register for an extra spot at the office and be issued a permit with a specified expiration date.

Martha Pirnat asked if the other side of the lot could be striped diagonally to increase the number of spaces. Richard Garcia said some lots were not big enough to accommodate diagonal parking on both sides.

James Rode said he had received several fines in the past year and was occasionally fined for an action of his neighbor. He thought more research should be done before issuing fines. He commented that it sometimes took a long time to repair leaks in the pipes. Richard Garcia took responsibility for the fine notices being issued over the past few months. Owners who feel they have received unjustified fines can attend the monthly Board Meeting and appeal. Richard will look into what might have caused the delay in repairing the leaks.

Sylvia Dowty made a motion to authorize transfer of any Operating surplus at 2005 year-end into the 2006 Operating Budget in order to avoid any tax liability. She noted that this action was taken every year. Carl Henry seconded and after additional explanation of the reasons for this action, the motion carried.

Lee Vroble commented there was noise from car exhausts, loud music from vehicles in parking lots at all hours of the day, and a speeding problem on Straight Creek Drive. He noted it was against the law to leave unoccupied cars idling in the parking lot. He asked the Board to develop a system for addressing these issues.

Bob Price said he was concerned about the price of natural gas. He thought the owners should think about ways to be proactive on the hardware side and develop a campaign to encourage conservation. He would like to see units go to individual meters and billing. Dan Ulmer mentioned that the Association purchases gas on a bulk contract through Kerr McGhee, providing some savings.

Bob Price asked when owners would get to look at the budget for next year. Richard Garcia said it would be delivered to the owners at the beginning of the year, after being approved by the Board by the end of November. Bob recommended the Board allow for more owner involvement in the budgeting process.

#### **VIII. SET NEXT MEETING DATE**

The next Annual Meeting was set for Saturday, September 16, 2006 in the Clubhouse.

#### **IX. ADJOURNMENT**

A motion was made and seconded to adjourn at 1:00 p.m. The motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_