

# **DILLON BAY CONDOMINIUMS HOMEOWNERS' ASSOCIATION**

## ***BOARD OF DIRECTORS MEETING MINUTES***

**June 6, 2019**

Directors present were Sally Liu, Mark Lubbers, Scott Conant, and Michael Murdoch. Present by phone was Robert Mahler. Present from Wildernd Property Management (WPM) was Taylor Edmonds CAM.

Sally Liu called the meeting to order at 5:00 pm.

### **APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the March 5, 2019 Board of Director Meeting minutes were approved.**

### **FINANCIAL REPORT**

- The April financials were reviewed. Year to date the balance sheet reflected \$16.2k in the operating account and \$223.3k in the reserve account. Year to date operating was Over by \$6785 on a budget of \$54.4k. This was from an inadvertent charge to the HOA. Because this was done on the last day of the month the correction will be on the May financials. The actual overage is \$1610 on a budget of \$54.4k. Most of this overage was from a roof leak and the associated repairs over the winter.
  - Year to date \$129k has been collected from the special assessment, on a \$127k YTD budget.
  - Additional discussion was had around one owner who has not been paying the correct amount of dues and is now in arrears. The Corinthian Hill POA has begun the foreclosure process on this unit. Dillon Bay will get what is owed after this sale.

### **PRESIDENT'S REPORT**

#### **Projects in progress**

- Decks and Railings
  - Pat with Black Diamond (BD) was in attendance to go over the plan for the first phase of the project.
    - New walkway concrete was suggested by Pat on the east side of bldg A. Currently it's decking. The Board decided to go with Pat's recommendation. A question was brought up on hand railings in this area and if one was needed. Because of the low slope adjacent to the walk one is not required.
    - The Board reviewed what work will be done on the bridges. Other than the original plan for new decking a railings, the supporting beams will be evaluated and reinforced at either end as needed.
    - Handrails - The final grab rail configuration is unknown while this is still in

- negotiations with the County Building Department.
  - Concrete for the back patios, and how this will be done with consideration for the grass, will be discussed with the concrete contractor in the next couple days.
  - Timeframes on each part, concrete, railings, decking, will be sent to owners as new info/updates are available from BD. This Wednesday is the start of the patios on bldg A.
  - Unit access will be done by closing one of the stairwells at a time so owners can still get to their unit by walking across the span walks between the towers. Landings in front of the units will be done within a day so access is minimally affected.
- Landscaping
  - A few plants near bldg D on the south side may need replaced. It was decided the Board will try cutting back a lilac bush instead of removal and see if that gets the results the board wants.
  - Rocks in front of the parking lot have been an issue, they are getting in the grass and grass is growing in between the rocks. The Board will revisit this once the deck and railing project is closer to completion. Ideas were to just replace this strip of rocks with grass or add a concrete swell.
  - Mulching will be revisited towards the end of the deck and railing project.
  - Voles continue to be a problem. Mtn Pest is keeping an eye on this and are out twice a month.
  - A renter has been storing items in his garage space (against the rules) for a few weeks now. Communication with the owner has gone unanswered. The Board is continuing to fine the owner.

## **UPCOMING MEETINGS**

Board Meeting - August 1, at 5:00 PM - WPM Board Room

Annual Meeting - August 24, at 10:00 AM - WPM Conference Room - picnic to follow at Dillon Bay.

## **ADJOURNMENT**

The meeting adjourned at 7:20pm.