

**Dillon Bay Board Meeting Minutes**  
**Sunday, February 22, 2009**  
**Corinthian Hill Clubhouse 9:00a.m**

**1. Call to Order.**

Those in attendance were: Mark Lubbers, Laurie Helmick, Judy Hunt and Sally Liu. Ned Brandt and Mary Stock were in attendance for Americana Resort Properties.

**2. Financial Report**

- a. Reviewed financials ending 12/31/08
- b. Americana will remind owners of EFT on next billing.
- c. The year ended well as the HOA came in under budget even with several setbacks during the year.
- d. **Judy Hunt made a motion to approve the December 2008 financials as presented and Laurie seconded. As all were in favor and none opposed, the December 2008 financials were approved as presented.**

**3. Tennis Court**

- a. The Dillon Bay tennis court was leased to the Metro District since the conception of Corinthian Hills and the lease ended in September 2008. The tennis court liability will now be fully incurred by the Dillon Bay HOA. The current condition of the tennis court of poor and very unsafe, which is a large liability issue for Dillon Bay. Currently, the Metro District is not interested in renewing the lease due to lack of interest. The Metro District may be interested in minor repairs during the year amounting to approximately \$2,000. This amount was approved and then, later rejected. Judy is concerned how the removal of the tennis court may affect property values as many Corinthian Hills residents advertise the tennis court amenity. The Board is seriously considering every aspect so that they can make a decision in the best interest of the Dillon Bay homeowners.
- b. **Sally Liu made a motion to lock the Tennis Court and Laurie Helmick seconded. As all were in favor and none opposed, the motion to lock the tennis court passed. The Metro District will be notified that the lease will not be renewed and that Dillon Bay is not going to allow any access this summer.**

**4. 2009 Budget:**

- a. **Judy Hunt made a motion to increase the Reserve contribution by \$1,000.00 per month beginning January 2009, which will increase the reserve to \$36,000 at the end of 2009; Laurie seconded the motion. As all in favor and none opposed the motion to increase the Reserve contribution by \$1,000 per month in 2009 passed.** Americana will cut two checks to cover the additional reserve amounts for January and February.
- b. The insurance expense needs to be increased due to the additional coverage. An email will go out to the Board letting them know the exact amount for the new insurance premium. Mary will talk to Mike Deacon about homeowners using American Family and getting a discount with personal insurance.

- c. The hedge/bush trimming needs to be added to the budget each year. The \$500.00 from Account 802 will be moved into 526 for trimming the hedges/bushes and ongoing summer maintenance of the paddleball court suckers trimming.
- d. Account 512 will be increased to \$5,500.00.
- e. The carpet replacement will be deferred from this year's budget, as the stone pillars and patio maintenance are a higher priority for 2009. The \$10,000 plugged in carpet replacement will be moved into repairs and maintenance (Acct 509) for the stone and patio work.

**5. Fire Alarm Inspections**

- a. A bid for \$750.00 was received for a full property inspection. This will include inspecting every unit and all the alarms to ensure that they are operating properly.
- b. When the inspections are performed, the alarm company will provide a list to Americana of who is not in compliance and the owner will have 60 days to correct whatever issue their unit has on their own expense. Americana will require certification from the vender that work was completed.
- c. The garage inspections will follow this same course as the fire alarm inspections. The owner will have 60 days to correct any issues, or they will be completed for the owner and the owner will be billed.

**6. New Business**

- a. Internet Access: The HOA received a bid from Comcast to install Internet in every unit at a cost of \$22/unit per month. Wireless routers can be installed for about \$2,000.00 and about \$100.00 per month. Unfortunately, this it is not feasible for the Association to spend this money at this time. The Association will approach the Metro District about adding Internet in the clubhouse.
- b. The minutes will be emailed to all owners.

**7. Parking**

- a. The units in C-304 are still violating the parking rules. The fines will continue to be assessed on this account.
  - b. If there is a parking issue, owners need to call Americana immediately to deal with the issue. At the annual meeting in 2008, the ownership said that they do not want to implement a parking permit policy. The parking issues will never be solved unless owners are proactive in letting the management companies know if there are issues.
  - c. The parking issue will be brought up again at the 2009 annual meeting.
8. The next meeting will be held Sunday, June 7<sup>th</sup>, 2009, at 9:00am.
9. **Laurie Helmick made a motion to adjourn and Judy seconded.**

As there was no new business to discuss the meeting was adjourned at 11:16 am.

I hereby attest that these minutes are a true and accurate account of the meeting thus held on February 22, 2009.

Signed: 

Dated: 8/5/2009

Board Title: PRESIDENT