

**DILLON VALLEY WEST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 23, 2025**

I. CALL TO ORDER

The meeting was called to order by Dan Schwarz at 6:30 p.m. in the Basic Property Management conference room.

II. ROLL CALL

Dan Schwarz, President*
Jeff Kirk, Member

Bryan Brunvand, Member

Representing Basic Property Management was Gary Nicholds. Alan Alvarado was present representing HM Realty. Erika Krainz of Summit Management Resources was recording secretary.

With three Board members participating, there was not a quorum.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the September 25, 2025 Board Meeting minutes was tabled.

IV. OWNER CONCERNS

There were no owner concerns.

V. FINANCIALS

A. 2024/2025 Year-to-Date as of September 30, 2025
Kyle Gorman was not present to present the financials.

B. Check Register Approval
Approval of the check register was tabled.

VI. LAUNDRY UPDATE

Chuck Montoya was not present to provide a report. Alan Alvarado mentioned that an owner complained about needing two cycles to dry their clothes. He believes it may have been due to overloading but he reported the issue to the vendor.

VII. WATER REPORT

Bryan Brunvand reported that the numbers appear to be accurate.

VIII. PROPERTY REPORT

A. Project Update
1. Stack Door Locks Status – The locksmith is behind schedule.

2. Clubhouse Deck – The deck rebuild has been completed. The cost was around \$6,000.
3. H Building – A hot water storage tank was replaced a few days ago. The heat exchanger installed in 2020 is leaking. A bid will be obtained for a stainless steel replacement. There is no warranty coverage due to the hard water.
5. Water Heater - An indirect water heater would have a 5-year warranty and would not require as much space.
6. Pinhole Leaks – There was a pinhole leak in F Building that damaged a unit interior. Some drywall had to be replaced. There was also a leak in the Clubhouse ceiling. KH Mechanical will be making repairs tomorrow.
7. I201 Leak – There was a shower leak that was repaired.
8. Heat Tape – A section of inactive dangling heat tape will be removed.
9. Flower Beds – An owner has started work on the flower beds.
10. Zone Valves – Replacement zone valves need to be ordered. The price has increased. The Board authorized the purchase and agreed additional zone valves should be ordered to keep in inventory.

IX. OLD BUSINESS

- A. *System to Manage Fines Assessed*
Discussion of this agenda item was tabled.
- B. *Breaker Panels & Breakers on the Square D Recall List*
Discussion of this agenda item was tabled.
- C. *Handrails on Buildings with Three or More Stairs*
The handrails have been installed.

X. NEW BUSINESS

- A. *Bylaws & Declarations Update*
This project is on hold.
- B. *Rules & Regulations Update*
This project is on hold.
- C. *Glycol in the Heating System*
This project is on hold.
- D. *Pathways*
Bryan Brunvand suggested installation of bollards to keep vehicles from driving on the paths.
Action Item: HM will provide a proposal for a solution that will prevent access but not interfere with plowing.

XI. SET NEXT MEETING DATE

The next Board Meeting is scheduled for Thursday, December 11, 2025 at 6:30 p.m.

XII. EXECUTIVE SESSION

The Board convened Executive Session at 7:06 p.m. to discuss collections and reconvened Regular Session at 7:09 p.m.

XIII. ADJOURNMENT

Dan Schwarz adjourned the meeting at 7:10 p.m.

Approved By: _____ Date: _____
Board Member Signature