

**Corinthian Hill Property Owner Association**  
**Board of Directors Meeting**  
**Tuesday, August 18, 2009**  
**Corinthian Hill Clubhouse**

- I. Pen Wimbush, President, called the meeting to order at 3:05pm. Those Board Members in attendance were Pen Wimbush, John Juhasz, Judy Hunt, Angela Schultess and Kathy Kohler. Otto Vydra was not present. Also in attendance were Justin Connally and Ned Brandt of Americana Resort Properties.
- II. Meeting Minutes from the May 16, 2009 meeting were approved. John moved to approve the minutes, Judy seconded. Minutes approved as amended.
- III. Financials
  - a. The financials were discussed.
  - b. It was decided to send out past due notices on 09/01 to all delinquent accounts and to assess the appropriate penalty.
  - c. John moved to accept the financials as presented. Judy seconded all were in favor.
- IV. ACC Discussion
  - a. An ACC chairman is still needed. Pen will send out a memo to all ACC members soliciting same.
  - b. Jim Sullivan has still not painted the electrical pedestal above his new duplex.
  - c. It was decided to retain his landscape deposit until the ACC had an opportunity to review his landscaping and determine whether or not he has meet the requirements for returning the deposit.
  - d. The changed plans for Tiller were approved upon the recommendation of the ACC.
  - e. Samuel was asked to remove a dead tree that the association felt was on his property. The cost to remove it was approximately \$280 and he was reimbursed by the association as he claimed the tree was on common property. John disagreed with the reimbursement.
  - f. New Applications
    - i. 213 Ensign submitted a plan to the ACC to modify units through the addition of gutters, replacement of some windows and removing a wall and installing sliding glass doors in units B and C.
      1. It was decided that the details as submitted were insufficient for the ACC or board to make a decision. The type of windows, doors and gutters were not presented. The number of units installing gutters and windows was not specified. The manufacturer of the windows was not specified and there were no photos of styles or colors.
      2. Americana will write a letter to all 4 owners detailing the inadequacies and requesting additional information before a decision is made.
    - ii. Jerry Karl wants to add a garage to his property. Application has already been made to the Dillon Planning and Zoning Commission.
      1. His plans were deemed insufficient to make a decision. There is no grading plan, no landscape plan and no lot drainage plan. In addition, it appears that without significant excavation the garage height will be insufficient to allow vehicles to be stored in it.
      2. Pen will write a letter asking for more detail before a decision can be made.
    - iii. 273 Ensign wants to add stonework to the back of their home. This was approved upon recommendation of the ACC.
    - iv. 173B Ensign wants to convert a window to a french door. This was approved upon recommendation of the ACC.
  - g. June Walk Through – Follow up
    - i. 37B James Ct lacks grass along the driveway edge. This will be addressed by Howie with the owner.
    - ii. 253A/B Ensign has grass and weeds in the yard, mixed in with flowers. They also have an irrigation plan pending.
    - iii. 384 Ensign had a wooden shed. It has since been removed.

- iv. 474A Ensign has an unkempt lawn. Americana will send a letter to the property manager (Jim Sullivan) notifying him that the lawn must be mowed and that dirt/divots from snow removal needs to be repaired/reseeded.
- v. 33B Ensign had a problem with an out of compliance awning. The problem has since been rectified by the owner.

V. Maintenance

- a. There are 2 piles of dirt in the upper Ensign snow storage area. Xcel wants the dirt and will remove it, hopefully soon.
- b. It was decided to request that the Town of Dillon put grass around the new fireplug on Corinthian Circle.
- c. John motioned, Kathy seconded and all approved a motion to spend up to \$500 on signage to be installed on the Tenderfoot Trail saying the area is closed to motorized use. The sign will not be purchased until details are worked out with the Forest Service, as other expenses may be needed.
- d. A sign will also be placed in the upper Ensign Drive snow storage area saying that motorized traffic is not allowed.

VI. Next Meeting scheduled for Monday, October 19th at 3:00pm.

VII. John motioned to adjourn, Angela seconded. Adjourned at 4:10pm.