

**CORINTHIAN HILL PROPERTY OWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**May 23, 2009**  
**Dillon Town Hall**

**MINUTES**

**Call to Order-** The meeting was called to order by Pen Wimbush at 10:00 AM after a social breakfast.

**Attendance and Quorum-** Board Members in attendance were Angela Schultess, John Juhasz, Barbara Kohler and Otto Vydra. 29 owners were present in person, 55 owners by proxy. Quorum was declared. Ned Brandt and Mary Stock from Americana Resort Properties were also present. Devon Granbury was present on behalf of the Town of Dillon.

**City Manager Report-** Devon Granbury, Town Manager. Devon updated the members on the new Town website. Devon also spoke about the tax increases and suggested to those that had questions or concerns about their individual tax valuation to that they or seek legal help. Devon also discussed that that the Town of Dillon is still scheduled to begin replacing the Corinthian Hill streets next year. It is likely that this process will not be completed in 1 year. This schedule could change depending on City finances in the coming year.

**Approval of Prior Minutes-** Jay Weinstein motioned, Kathy Kohler seconded the approval of the 2008 Annual Meeting minutes. All approved.

**President's Report-** Pen Wimbush, President.

- a. I would like to thank the Board members, John Juhasz, Judy Hunt, Angela Schulthess, and Otto Vydra, for their support, wisdom and time during the past year. Ned Brandt and Mary Stock, from Americana Resort Properties, continue their very professional handling of the Association's business.
- b. I also wish to thank the Architectural Control Committee, whose members are Michael Dugan, Elizabeth Sullivan, Katy Kohler, Susan Weinstein and Joyce Juhasz. The committee will conduct their annual neighborhood walk in June to determine any property upkeep issues that need to be addressed by homeowners. Notices will then be sent to owners asking them to correct the issues.
  - i. The ACC is still in need of a chairperson, and anyone wishing to serve on the committee should contact the board or Americana.
  - ii. new Sullivan home is complete and landscaping should be completed soon as well.
  - iii. A reminder was given that EVERY exterior project, even landscaping, needs to be submitted to the ACC prior to commencement. It is a violation of the Corinthian Hill rules and regulations to perform any exterior change without ACC and Board approval. You can contact Americana with questions and to begin this process.
- c. Per the proposed budget, the 2009 assessment will again be \$150.00. It is anticipated that the annual assessment will remain at this level for some time.
- d. We encourage all homeowners to use the Dillon Town Hall recycling facility to lessen the load on the dumpster below the Centennial Townhomes. Please do not use the dumpster for grass clippings, furniture, construction materials, or large branches and trees. These items, as well as any hazardous goods, should go directly to the county landfill.

**Financial Report-** Given by John Juhasz

- a. The association is in good financial shape.
- b. Cash on hand at April 30, 2009 is almost 16,500\$.
- c. There was a short discussion of the mowing bids for this year. Three bids were obtained and Rocky Top Landscaping has been chosen.
- d. It was discussed that additional mailboxes will be installed at the Clubhouse. The mailboxes will be available on a first come first serve basis, so those interested in acquiring a mailbox should let Americana know.
- e. Jay Weinstein motioned to accept the budget, Kathy Kohler seconded and all approved.

**Metro District Report-**

- a. I wish to thank the directors as well as Ned Brandt and Mary Stock from Americana Resort Properties for another year of service.
- b. The Metro District Board members are:

Penington Wimbush	Term expires 2010
John Juhasz	Term expires 2010
Judy Hunt	Term expires 2012
Grace Dugan	Term expires 2010
Angela Schulthess	Term expires 2012

No Board terms expire this year.

- c. The mill levy for 2008 was basically unchanged from 2007.
- d. A reserve fund of \$10,000 has been established for future unexpected expenses.
- e. Projects completed during this past year include:

Spring cleaning of clubhouse pool, hot tub and meeting area.

The lease with Dillon Bay has expired, and was not renewed. The tennis court will not be available to any member of Corinthian Hill. The removal or replacement of the tennis court will be left up to Dillon Bay.

There was a minor roof leak due to some faulty flashing that has been repaired.

The clubhouse passed the annual fire department inspection.

- f. There are no major upcoming projects anticipated by the Metro District for the coming year.

**Old Business-**

- a. There was a short discussion on backflow valves for irrigation systems. The town is now doing inspections and can do them less expensively than other certified valve inspection contractors.

**New Business-**

- a. Cheryl Miller, owner at Centennial Townhomes, raised questions about her Centennial HOA dues. After some discussion, the Board informed Ms. Miller that this issue was not an issue for the Corinthian Hill annual meeting, but one between her and Centennial HOA. The discussion was tabled, and will be discussed separately within the Centennial Townhomes HOA.
- b. The new directory has been sent out in both booklet format by address and spreadsheet format listed alphabetically. If you see any errors in the directory, please let Americana know so that they can update your information.

**Election of New Directors-** No Board terms expired this year.

**Adjournment-** There being no further business Jay Weinstein moved to adjourn the meeting. Dick Lansford seconded the motion. The meeting was adjourned at 11:45 AM.

Transcribed by Mary Stock on May 23, 2009