

TOWERS AT LAKE POINT CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 23, 2026

I. CALL TO ORDER

The Towers at Lake Point Condominium Owners Association Board of Directors Meeting was called to order by Bob Wages at 9:01 a.m. via videoconference. Notice of the meeting was sent to all members in accordance with the governing documents.

II. ATTENDANCE AND QUORUM

Board Members Participating Were:

Bob Wages, President, 201N

Charlie Watkins, Vice President, 606S

David Hill, Secretary/Treasurer, 604N

Owners Jam Paidavosy (205), Sharian Schroeder (207), Brian Stone (209), Dian Wilson (308), Miquell Hennigan (601), Doug Potter (603), Andrea & Steve Diamond (610), Aaron Schneider (703), were guests at the meeting.

Representing Summit Resort Group (SRG) were Kelly Schneweis.

III. QUORUM AND PROXIES

With a majority of the Board Members present, a quorum was confirmed.

IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

The Board Meeting minutes from January 22, 2026, were previously approved by email.

V. CONSENT APPROVE OF TIME-SENSITIVE ACTIONS TAKEN VIA EMAIL

In compliance with State laws, all actions taken by the Board outside of a meeting are recorded by email and made part of the Association records.

<u>Approval Date</u>	<u>Vendor / Description</u>	<u>Amount</u>	<u>Notes/Description</u>
1.28.26	Unit 605 floor replacement application		Board approved
1.28.26	Board agreed no additional changes necessary on the Camera Policy		
1.28.26	Property Tax Payment	\$1,529.54	Board approved
2.4.26	Board Meeting Minutes 1.22.26		Board approved
2.4.26	Contractor Guidelines Revised		Board approved
2.23.26	RBC Bank - \$60K in 9 Month CD at 3.80% and leave cash at \$25K		Board approved
2.26.26	Fourmile Mechancial Invoice #2449	\$360.00	Board approved
3.2.26	Waste Management increase recycling pick up to 1 time per week	\$25 more per month	Board approved
3.24.25	Board coordinated 605,606, and 610 plumbing repairs and glycol drain down		
3.10.26	AL Locksmith Invoice 1232, common door repairs	\$2,598.24	Board approved
3.7.26	Helmer's Invoice - Mitigation and Drywall repairs 705 and 605	\$5,415.00	Board approved
3.24.26	Unit 707 front door replacement		Board approved
3.18.26	Unit 502 project - removal of pony wall and electrical work		Board approved
3.30.26	Insurance Renewal, 5% increase wind/hail, increased sewage and drain to \$300K		Board approved
4.9.26	Unit 705 carpet replacement application		Board approved
4.7.26	P4 Window Cleaning Estimate	\$3,850.00	Board approved
4.15.26	Leo's Invoice 1933 - Roof repairs above 602	\$4,320.00	Board approved

Motion: Dave Hill moved to approve the Consent Agenda of actions taken by the Board since January 22, 2026 Board Meeting. Charlie Watkins seconded and the motion passed unanimously.

VI. REPORTS

A. *Treasurer's Report*

As of February 28, 2026, the Operating balance was \$173,776.10 and the Reserve balance was \$640,515.28. Accounts Receivable were \$4,843.00 and Liabilities were \$9,515.58. Total Liquid Net Assets were \$799,932.80. The investment account balances were \$137,597.55 in Alpine Bank and \$502,917.73 in RBC.

Operating expenses were \$14,596.95 (6.8%) favorable to budget. There were overages in Security and Safety (\$1,908.43), Plumbing and Heating (\$3,798.29) and Hot Tub Maintenance (\$1,195.09) and savings in Snow Removal (\$3,157.25), Snow Removal Roof (\$4,000), General Building Maintenance (\$3,322.50), Taxes (\$2,322), Trash Removal (\$1,720.39), and Natural Gas (\$4,985.02).

The monthly Reserve contribution is \$10,601. Total Reserve expenses were Plumbing and Heating (\$21,330.27) and Roof Repairs (\$13,715) year to date.

Motion: Bob Wages moved to approve the financial report. Charlie Watkins seconded and the motion carried.

B. *Property Manager's Report*

Kelly Schneweis reviewed completed projects:

1. Tax Returns
2. Insurance Renewal 4/1
3. Annual Boiler Inspection
4. Annual Elevator Inspection
5. Recycling increased to 1 time per week
6. Heat Tape off
7. Liquid flowing 6th floor South tower
8. Ski Locker 206 leak – plumbing repairs in 210 complete
9. 308 Kitchen sink backup, leak into 208. Drain snaked, 208 drywall repairs
10. 704 garage ceiling leak, hub clamp bracket repaired
11. 605, 606, 610 – plumbing repairs, glycol drain down
12. Common Area door repairs

Charlie wanted information about the rebill for units 605, 606, and 610 plumbing repairs. Kelly will nudge PSI for the invoice. Charlie suggested the pump for the building is small and it lengthens the time for them to refill the glycol. Charlie would like to review the pump size further with PSI. Charlie reported the velocity going

through the pipes makes a lot of noise and he would like Drew Rader to engage with PSI to review further.

The handicap door button on the West entrance is not working. We will contact the door repair company to review and provide an estimate for repair.

VII. UNFINISHED BUSINESS

A. Mechanical Room Updates & Repair Needs

Kelly Schneweis provided a summary of the mechanical room repair needs. The 3-way valve on the heating system is missing the linkage arm to properly operate the valve. The actuator valve for domestic water was reported as not working by the controls company. The estimate from PSI was \$83,000. This estimate was submitted to Rader Engineering for review. All Sets Mechanical was contacted to review the scope of these repairs to provide a competitive estimate.

B. Automated Controls Updates

The email alert system is not setup. Kelly engaged with an IT Solutions company to assist with the firewall installation. This is in progress.

C. Exterior Lighting – Dark Sky

Charlie Watkins provided a summary of the exterior lighting goals. The Frisco Dark Sky regulations final draft was released in February. Frisco passed the Dark Sky Ordinance. The requirement is the light be shielded down to the bottom of the bulb. Charlie recommends inserting aluminum 360 around the globe.

Light poles will need to be reduced in height. We have 10 years to comply.

The stairwell lighting can be handled with motion sensors to eliminate lumens limitations, but we will still need to address shielding. We need to have an electrician review the stairwell lighting.

Lynne will put the 360-degree shields inside the lights on the 6th floor South Tower. Lumens delivered to the floor will be checked against requirements and owners will be invited to look at the results before doing the overall project. We must submit work permits to the Town and design a sketch.

D. LHU Garages, exposed framing

Charlie explained the need for additional insulation and fire rated sheetrock in 13 garages below the LHU's to cover gap above the header to meet fire code. The gap

is perceived to be a potential fire hazard. The Board would like to review estimates for this project.

E. Common Area Door Maintenance Report and Estimate

There were no new updates from the list completed by AL Locksmith. Charlie would like SRG staff to inspect common doors during the next property inspection and report any known concerns.

F. Window Replacement

Charlie informed the Board of information about the window replacement research. The contractor he was working with said they expected prices to increase 10% each year. Charlie thinks this is excessive. Charlie has engaged with Colorado Building Supply Window Division for additional proposals. Units 703 and 708 have reported several issues with windows. It remains to be decided whether paying for the bulk window replacement project should be by a special assessment, and increase in Reserve contributions starting soon, or some mix of the two.

G. 708 Windows and Balcony

The balconies are a limited common element. The surface of unit 708 balcony is spauling. The Board would like a survey of spauling and painting needs of balconies for review.

Charlie reported the second issue on balconies is efflorescence that is coming down from the top floors. Charlie would like Cona Engineering to review further.

Window repairs are needed in some units. Charlie would like to have the Colorado Building Supply Window Division technicians survey windows that need attention and work with unit owners to schedule repairs. Charlie has identified replacement hardware with a supplier and will give this information to the technicians to add their sources. It is up to them to decide which hardware they'd like to use.

H. Hot Tub – Short Term Renter Concerns

Jam suggested capturing the rules and regulations of the HOA in a video to be a supplement to the Rules and Regulation to educate renters. Jam will develop a video and send it to the Board for review.

I. Isolation Valves – Drew's recommendations

Devon with All Sets Services is interested in reviewing the recommended isolation valves. SRG is working on obtaining another estimate for the suggested work.

J. Interior Stairwells – Paint

The Board would like to review estimates for painting the interior stairwells from the 3rd floor down. The contractor must adhere to the scheme and make sure the

white edge is defined. The railing and walls will be reviewed to determine if painting is necessary.

K. Exterior Light Post Leaning

Charlie would like to assist with repairing the leaning light post. This is anticipated to be scheduled this, Summer.

VIII. NEW BUSINESS

A. Owner's List Work Comp Requirement

The Towers at Lakepoint Owner's list was presented at the Board meeting and will be included in the meeting minutes to satisfy the Work Comp insurance obligations.

B. Drain Preventative Maintenance

The Board discussed the drain backups and the need to be proactive with drain preventative maintenance. The Board would like an estimate to scope the drain from the 7th floor to determine the health of the drains. The areas of concern have been the lower units specific to the 3rd floors where sinks have backed up causing damage to the 2nd floor units below. SRG will work on obtaining an estimate for the "9" stack and forward to the Board.

C. Elevator Certificate

The Elevator Inspection Certificate is in progress. Otis Elevator is aware of the required items to complete from the NWCOGG annual elevator inspection report.

D. Door Code Update

The door code will be updated. Notice will be sent to homeowners by email.

E. Carpet Cleaning Scope

The Board would like to keep the carpet cleaning scope the same this year and clean the lobby and ski locker hallways only.

F. Property Walk

The Board would like to schedule a property walk before the next Board meeting. This will be scheduled by email.

G. Landscaping

- a. The RockyTop Landscaping estimate was reviewed. The Board agreed to proceed with irrigation turn on, fertilization, and irrigation blowout.
- b. The Ascent Tree and Turf Spraying estimate was reviewed. The Board approved to proceed with the estimate to treat all turf areas with fertilizers and soil conditioners.

IX. OWNER'S FORUM

Lynne would like SRG staff to sign the monthly inspect sheet in the kitchen. Staff will be reminded to continue to sign these sheets. Kelly reported the inspections are being completed. Window cleaning is anticipated to be completed before July 4th. Owners will be notified of scheduled cleaning.

X. NEXT MEETING DATE

The next Board of Directors Meeting was scheduled for July 23, 2026 at 9am.

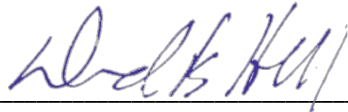
XI. EXECUTIVE SESSION

There was no Executive Session.

XII. ADJOURNMENT

As there was no further business to discuss, the meeting was adjourned at 10:36 a.m.

Approved By: _____



Board Member Signature

Date: 08/04/26

Towers at Lakepoint
Customer Contact List
July 11, 2026

Customer	Bill to
201N Wages/Ohlemacher	Phyllis Ohlemacher Robert Wages 460 S Marion Pkwy Unit 203C Denver, CO 80209
202N Robertson	Todd & Susan Robertson 1577 S. Fairfax Street Denver, CO 80222
203N Mill	Derek & Lisa Mill 6761 Penridge Dr. Centerville, OH 45459
204N Polycarpou	Pambos & Susan Polycarpou 6579 South Newland Court Littleton, CO 80123
205S Paidavosy	Jam Paidavosy 280 Cagney Ln, 304 Newport Beach, CA 92663
206S Waxman	Alan & Joan Waxman PO Box 2696 Frisco, CO 80443
207S Schroeder	Sharian Schroeder Brian Hart 4885 S Monaco Street Denver, CO 80237
208S Good	MaryAnn Good 10075 Boca Circle Parker, CO 80134
209S Stone	Brian and Diane Stone 504 Lagoon Loop Horseshoe Bay, TX 78657
210S Hindman Family Trust	Thomas & Betty Hindman Family Trust SouthSide Bank Trustee PO Box 6170 Tyler, TX 75711
301N Smits/980 Lakepoint Dr unit 301 LLC	980 Lakepoint Drive, Unit 301, LLC Kevin & Amy Smits 300 Ocean Dr, #322 Humacao, PR 00791
302N Hoffman	Thomas & Patricia Hoffman 5100 Old Creek Rd Lincoln, NE 68516
303N Hopf	Nancy & Timothy Hopf 8638 Gold Peak Dr, Unit E Highlands Ranch, CO 80130
304N Bernhardt	Delbert & Gale Bernhardt 2433 Logan Drive Loveland, CO 80538
305S Koch	Vernon & Lynda Koch 2514 34th Court Kenosha, WI 53144
306S Armstrong	Delia Armstrong 2000 E. 12th Avenue #10 Denver, CO 80206
307S Waddle	Terry & Michiko Waddle 1318 Winfield Dr Fort Collins, CO 80526
308S Wilson	Alan Wilson Trust 3237 Summer Wind Ln, APT 1323 Littleton, CO 80129
309S Rankin	Janice & Donald Rankin 21923 East Heritage Parkway Aurora, CO 80016
310S Lavallee	Claude Lavallee PO Box 4682 Frisco, CO 80443
401N Rasco	Gary & Dorothy Rasco 133 High Country Trail Lafayette, CO 80026
402N Schreiber	Marianne Timm-Schreiber David Schreiber 3423 Beeler St. Denver, CO 80238
403N Perri	Peter & Mary Perri 5528 E Mineral Pl Centennial, CO 80122
404N Fernando	Boulton & Adrianna Fernando 911 Carriage Way Southlake, TX 76092
405S Sanders	Jay & Sharon Sanders 7731 W Alder Dr Littleton, CO 80128
406S Hesterberg	Thomas & Linda Hesterberg 2 White Adler Littleton, CO 80127
407S Devereaux	Patrick Devereaux 681 South Monroe Way Denver, CO 80209
408S Hall	Brian & Sybil Hall 8048 S Leyden St Centennial, CO 80112
409S Letscher	Phillip & Emma Letscher c/o Peter Letscher 241 W. Austin Ave. Libertyville, IL 60048
410S Lundgren	J. Richard & Linda Lundgren 2688 S Newcombe St Lakewood, CO 80227
501N Mercy	Joy Mercy Tim Liddle 962 Pointview Cir Mt Juliet, TN 37122
502N Dunbar	Jerry & Char Dunbar 20393 Oyster Reef Place Ashburn, VA 20147
503N Lynch	Robert Lynch 552 Utica Ct Boulder, CO 80304
504N Willis	Tom & Dede Willis 5331 Pinehurst Ct Boulder, CO 80301
505S Weiss	Richard Weiss Sherie Barnes 1012 E Karval Pl Superior, CO 80027
506S Watson Family Trust	Watson Family Trust James Watson 16394 La Plata Way Broomfield, CO 80023
507S Lewis	James & Mary Lewis 816 Madden Road Hastings, NE 68901
508S Lipkin	Jeffrey & Alaina Lipkin 15365 W Evans Ave Lakewood, CO 80228
509S Anderson/Silver Arrow	Charles & Shirley Anderson PO Box 3519 Evergreen, CO 80439
510S Mandt	Mikkel & Janet Mandt 550 W Flamingo Dr Venice, FL 34285
601N Mangun	Anthony & Mickey Mangun PO Box 8197 Alexandria, LA 71306
602N Williams	Alan & Meridi Williams 4050 Nevis St Boulder, CO 80301
603N Potter	Margaret & Douglas Potter 367 Saddlebrook Rd. Gibsonia, PA 15044
604N Hill	David E Hill 42 Weston Ave Somerville, MA 02144
605S Young/Chang	Robert Young & Amy Chang 4520 Gretna Street Bethesda, MD 20814-3957
606S Watkins	Charles & Lynne Watkins PO Box 4422 Frisco, CO 80443
607S Murch	Amy Murch 3205 Galena St. Denver, CO 80238
608S Palmas Capital Partners LLC	Palmas Capital Partners, LLC 300 Ocean Drive #322 Humacao, PR 00791
609S Buchholz	John Buchholz PO Box 4146 Frisco, CO 80443

Towers at Lakepoint
Customer Contact List
July 11, 2026

Customer	Bill to
610S Diamond	Stephen & Andrea Diamond 50 Jesse Ct Montville, NJ 07045
703N Schneider/Sitzmann	Aaron Schneider Traci Sitzmann 3920 Perry St Denver, CO 80212
704N Mapes Family LP	John Mapes Family LP 418 E Holme St Norton, KS 67654
705S Rustici	Dave Rustici 3452 Oberon Drive Loveland, CO 80537
706S Maready	Brian Maready 1710 Brantfeather Grove Colorado Springs, CO 80906
707S 707 Towers, LLC.	Bill & Alisa Hoadley 27 Jennings Road South Kent, CT 06785
708S Silberbauer	Noelle Silberbauer 46 Hazy Gate Ter Franklin Lakes, NJ 07417
LHU1 Heil	Kevin Heil PO Box 2375 Dillon, CO 80435
LHU2 Martinez	Richard & Joanna Martinez PO Box 4961 Frisco, CO 80443
LHU3 Thompson	Kathleen Thompson PO Box 3137 Dillon, CO 80435
LHU4 Schoot	Gregory Schoot PO Box 1569 Frisco, CO 80443
LHU5 Lakepoint Assoc	Towers at Lakepoint PO Box 105 Frisco, CO 80443
LHU6 Kite	James Kite PO Box 1223 Frisco, CO 80443