

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**October 17, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 9:00am.

Board members in attendance by Zoom video conference were Terri Golden, Bob Tate, Kevin McClain, and Kirk Bast. Representing Summit Resort Group was Kelly Schneweis and Kevin Lovett. A quorum was present.

Owners Present:

Owners in attendance by Zoom video conference were Honora Cutler, Frank Willems, Dan Ballow, and Lindsay Ceilley.

**II. OWNERS FORUM**

The following owner forum items were discussed.

Frank Willems reported the dumpster door was challenging to close and requested maintenance. Also, stated the deck painting at his property was well done and the contractor provided excellent work.

Dan Ballow reported the painting on his deck has a couple of blisters when the sun hit, but they went away.

Honora Cutler's renter reported the sanding on the deck was not appropriate. SRG staff met with painting contractor to review, and the painting was completed according to the scope of work.

Terri would like all owners report should they notice any paint issues.

Dan Ballow stated there is still a pigeon problem at 102E at the top of the bedroom. Pigeon poop is on the deck and pigeons are roosting in the gutters.

There was discussion about the dumpster being poached by nonresidents. Owners are encouraged to take photos and report concerns to SRG by emailing Kelly. The Board would like to remind all owners to please smash down items in the dumpster. Also, to please rinse and clean out containers of food particles to not contaminate the recycling. There was a comment to install a lock on the dumpster. The Board does not plan to lock the dumpster at this time.

**III. APPROVE PREVIOUS MEETING MINUTES**

Terri moved to approve the minutes of the July 30, 2022, Board Meeting. Bob seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

SRG reviewed the financials as follows:

August 31, 2022, Financials

Operating Account Balance	\$9,659.77
Reserve Account Balance	\$93,399.78.

August 31, 2022, Profit and Loss vs Budget reports \$115,694.44 of actual expenditures vs \$108,585 budgeted expenditures, resulting in a 6.5% or \$7,109.44 unfavorable variance.

Areas of significant expense variances were reviewed.

A/R was reported to be ahead. There are no delinquent accounts.

All reserve transfers have been made as of 8/31/22.

Kirk had questions about the HOA insurance coverage. All insurance documents are available on the website for review which includes a letter to unit owners explaining HO6 Policy coverage.

The Board wants SRG to review the Xcel bills and determine ways for cost savings.

Tree spraying was discussed. The board would like tree spraying to occur earlier in the season. There is a large pine tree outside of unit 102A that is showing signs of sickness. More tree investigation needs to be completed during the spring.

The Board would like SRG to add laminated signs at the dumpster enclosure that say please throw trash bags to the back of the dumpster.

#### **RATIFY BOARD ACTIONS VIA EMAIL**

There was a motion by Terri to approve the actions via email.

- a. 7/5/22 Deck staining approved
- b. 7/19/22 Painting scheduled approved
- c. 8/11/22 Add Pigeon spikes 102B and C
- d. 8/10/22 Deck painting change order 101
- e. 8/17/22 Paint Dumpster approved
- f. 10/12/22 101 Building Concrete Lifting - Groundworks
- g. 10/12/22 Roof Maintenance Plan with NW Roofing

The motion was seconded by Kirk. With all in favor the motion carried.

Terri reported there are extra shingles near 102 building to for NW Roofing to utilize during their roof maintenance plan. Bob would like to ask NW Roofing the timing for the roof replacement for all roofs.

The concrete project was unable to be completed this fall because of frozen ground conditions. Concrete lifting for building 101 will be completed in the spring of 2023.

#### **V. MANAGING AGENTS REPORT**

SRG reported on the following:

##### Completed

- Painted all decks, and 101 columns
- Fire Suppression – 5-year internal inspection
- Pigeon Mitigation 102 and 104 buildings
- Pavers relocated
- Irrigation off, Spigots capped
- Trimmed trees

#### **VI. OLD BUSINESS**

The following old business items were discussed:

- Roof Replacement was discussed. The Board would like to understand the roof replacement timing to prepare the budget accordingly. The Board is anticipating roof replacement for 103 building in 2023.

- Asphalt Replacement at 103 Building was discussed. This was tabled for the next meeting. The goal is to complete roof replacements first, then work on asphalt.
- Concrete repairs were discussed. Sealing gaps between the concrete and the buildings will take place in summer of 2023.

## **VII. NEW BUSINESS**

- NW Roofing Maintenance Plan was approved to clean gutters and downspouts, and test heat cable.
- SRG is working to schedule 101 Building Concrete Lifting however there is a good chance this project will be scheduled in 2023 due to colder temperatures approaching.
- An owner mentioned the front doors of 101 Building need to be painted. The Board will look at this project next spring.
- There was discussion about electronic locks on front doors and the Master Key System. One homeowner wants to replace the handle on the front door. It was suggested to stick to the same type of handle. Electronic locks are approved, and owners are required to provide a working code to the management company.
- Terri would like to have an inventory of exterior light bulbs. Dan Ballow has some extra bulbs in his storage area at his unit. Terri would like SRG to keep some exterior bulbs on hand.
- The damage to 103D garage door was reviewed. Ball marks and indentations were observed. The tenant in 103D is denying responsibility for the damage and stated it was there before they moved in. 103D does not want to pay for anyone else's garage door. The owners of 103D have notified the tenants to remove the tape target on the garage door. All owners will be responsible for their individual garage door repairs.
- Annual Meeting will be held by zoom video conference on December 3<sup>rd</sup>. Terri was undecided if she would run again for the Board and would like SRG to send notice to owners about the open Board position.
- Bob would like the Board members to split up duties. Bob will continue as treasurer and assist with the financials. This will be discussed further at the next Board meeting.

SRG recommend potentially having an engineer review the roof estimates and provide consulting and inspections. Kevin volunteered to evaluate the roof replacement bids.

If Terri does not run for the Board, she will offer time to assist with mentoring the next President.

Knox Boxes for the fire department was discussed. Access into the fire control rooms is required. When the alarm was going off in building 101 the fire department checked all the boxes to make sure there were 6 keys, 1 box for each building and that those 6 keys did in fact work.

## **VIII. NEXT BOARD MEETING DATE**

The next Board of Directors meeting will be schedule on December 3, 2022 after the annual meeting.

## **IX. ADJOURNMENT**

With no further business at 10:51 am the meeting was adjourned.