

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 15, 2024

I. CALL TO ORDER

The meeting was called to order at 09:02 AM.

Board members in attendance by Zoom video conference were Terri Golden, Bob Tate, John Dudley, and Kirk Bast. Gladys Nieto provided a proxy.

Representing Summit Resort Group were Kevin Lovett and Kelly Schneweis. A quorum was present.

Owners Present:
Frank Willems, 103A

II. OWNERS FORUM

The following owner forum items were discussed.

III. APPROVE PREVIOUS MEETING MINUTES

John moved to approve the July 9, 2024, Board Meeting minutes. Terri seconded and with all in favor, the motion carried.

IV. FINANCIALS

SRG reviewed the financials as follows:

August 31, 2024, Financials

Operating Account Balance	\$2,982.27
Reserve Account Balance	\$82,176.71

August 31, 2024, Profit and Loss vs Budget reports \$128,915.04 of actual expenditures vs \$127,376 of budgeted expenditures resulting in an unfavorable variance of \$1,539.04 or 1.2% over budget. Please note all the Reserve Fund contributions have been made to date. Areas of significant expense variances were reviewed.

The budget was discussed and reviewed in detail. Kevin provided an explanation of the Summit Resort Group Management Agreement and rate increase.

Kirk stated a dues decrease is not attainable. The paint is chipping. Deferred maintenance might be subject to labor and material increases. Kirk is interested in using higher quality paint. The exterior building painting was last completed in 2018.

There was discussion about HOA Insurance coverage. In Colorado, the HOA insurance policy is primary. We are seeing more HOA's move towards a \$25K deductible. The HOA is responsible for maintaining adequate coverage for common element items.

Kirk requested more information about the homeowners' individual HO6 Policy recommendations. Mamich Insurance Agency will provide an owner letter with all homeowners that explained recommended coverage

There was a motion by Kirk to approve version 1 of the 2025 Pointe at Lake Dillon HOA budget as presented. Bob seconded the motion. After discussion, with a vote of 4 approvals and 1 abstain vote

from Terri, the Budget was approved. The monthly HOA dues will be increased to \$700 per unit per month.

The Board is interested in reviewing a \$25K deductible for the 2025 HOA insurance policy renewal.

Frank suggested increasing the landscaping fee to \$150 or higher to encourage homeowner participation.

John moved to increase the homeowner landscaping participation fee to \$200 due by October 1, 2025.

Terri seconded the motion and with all in favor, the motion carried.

RATIFY BOARD ACTIONS VIA EMAIL

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

- a. 10/10/24 102D deck modification and hot tub plans approved
- b. 10/9/24 Snow removal 3-year contract approved
- c. 7/24/24 Roof Inspection and Maintenance Plan approved
- d. 7/18/24 approved Leo to trim tree at 102 Building
- e. 7/1/24 Tax returns approved
- f. 5/29/24 CTA John volunteered

The motion was seconded by John, and with all in favor the motion carried.

V. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- 102F raccoon mitigation
- Dumpster door repairs
- Tree removal and trimming
- 101 Building additional landscape clean up
- Utility Locate for 102F dry well request – Apeak asphalt denied digging in area
- Roof Inspection and maintenance plan
- 102F roof repair after water intrusion
- 101B gutter replaced

Pending

- Annual Alarm Sounding 10/24/24 at 10am, unit access needed
- 104B fire suppression in crawl space, repairs
- 104F deck repair corrections
- 102F owner request for drain ice issues
- 103D Exterior Window paint trim
- 102A, 102F, 104A – Front door staining
- 103 building – horizontal beam exhaust staining needs paint
- BobbyCat – relocate rock back to PALD property
- Reserve Study

VI. OLD BUSINESS

The following old business items were discussed:

- a. 104F Deck Repair Corrections

The Cona Engineering report was shared with the Board. Kirk provided a summary of the deck concerns. This has been an ongoing issue since 2017. The floor joists are still in good shape. Various areas of the plywood were replaced because of water intrusion and rot. Leo's roofing and remodeling completed repairs, but a correction is needed. The hot tub may need to be removed for repairs. Kirk reported the membrane underneath the hot tub has no areas of concern. The deck will be reviewed further in 2025.

- b. Unit 102F owner submitted a request for the Board to review drain and ice issues in the entryway and driveway leading up to the property. A utility locate was provided to Apeak Asphalt, and they determined the requested drain was not feasible due to utility line concerns. The building is located on the lowest elevation of the property. There was a suggestion to remind the homeowner to relocate the truck parked in front of the unit to help with snow removal and shoveling efforts. The entire side of building 102 has limited to no sun exposure for months. The environmental factors of the snow melting and freezing create ice buildup. There are bins of ice melt available for owners to utilize. This area will be monitored.
- c. The Board would like SRG to obtain a bid from Kibray painting to stain the doors at 102A, 102F, and 104A. The doors are impacted by direct sunlight. The doors will be evaluated in 2025.
- d. The Board is considering Roof Replacement for building 102 in 2025. More information will be presented at the Annual Meeting.
- e. There is a large rock that BobbyCat should move back to the entryway sign. This rock was pushed across the street a few years back, and the Board would like it to return.
- f. The Corporate Transparency Act BOI form filing is required for all HOA's. The deadline is December 31, 2024. John will review requirements and provide details to all Board members.

VII. NEW BUSINESS

- a. The Board is interested in a professional Reserve Study. The reserve study will help guide the Board on timing of major capital improvements. It is prudent to get a better handle on future planning and improve the reserve funding strategy. SRG will gather bids and follow up with the Board.
- b. The owner of unit 104B reported a drip off the fire suppression system in their crawl space. This valve is a pressure relief valve. The board would like to know if the line needs to be rerouted. Element fire suggested to replace the valve. . The Board would like further explanation of this repair.
- c. Annual meeting items will be sent out to the Board soon for review. The meeting materials will be mailed and emailed to all homeowners. The annual meeting will be held via Zoom video conference call.
- d. The Property Management Renewal agreement was discussed. The Board addressed some areas of improvement. The Board would like staff to use the blower more regularly near the front porches. The Board requested the entire property to be walked completely daily. It was noted the downspout in front of Frank's unit was replaced.

The Board would like additional snow stakes placed around the property to protect landscaping. SRG will complete this request prior to winter.

VIII. NEXT BOARD MEETING DATE

The next Board of Directors meeting was set to December 7, 2024, at 09:00 am. This will be posted to the website.

IX. ADJOURNMENT

With no further business at 11:32 am the meeting was adjourned.