

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 4, 2025

I. CALL TO ORDER

The meeting was called to order at 11:02 AM.

Board members in attendance by Zoom video conference were

Gladys Nieto, 101A

Bob Tate, 104C

John Dudley, 101F

Kirk Bast, 104F

Terri Golden, 102A

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

Owners Present:

Daniel Ballow, 102E

Frank Willems, 103A

Benedicte Jeanson, 104A

II. OWNERS FORUM

The following owner forum items were discussed.

Frank 101A – Suggested concrete repairs are needed on the back patio. The Board would like to add this to the list to review in Spring 2026. The Board would like all concrete areas reviewed.

III. APPROVE PREVIOUS MEETING MINUTES

Terri moved to approve June 24, 2025 and August 14, 2025, Board Meeting minutes. John seconded and with all in favor, the motion carried.

IV. FINANCIALS

SRG reviewed the financials as follows:

September 30, 2025, Financials

Operating Account Balance \$4,388.39

Reserve Account Balance \$68,061.35

September 30, 2025, Profit and Loss vs Budget reports \$146,258.76 of actual expenditures vs \$149,550 of budgeted expenditures. The report states a favorable variance of \$3,291.24, however, the reserve fund contribution is behind 1 month to date.

The HOA has received all, but 1 Special Assessment payment. This payment will be collected by ACH on November 17, 2025. Total amount collected will be \$120,000 for the Reserve Fund.

The Owner Workday landscaping fee of \$200 was posted to every unit on January 1, 2025. There were 12 owners who participated, filled out the required reporting form, and will receive credit.

Bob and Kelly will work on updating the capital plan for future projects according to the reserves study. Projects for 2026 include asphalt work, concrete work, and any landscaping needs.

The Board reviewed the proposed version 1 of the 2026 Operating Budget. After discussion, the Board determined the new dues amount would be \$760 per unit per month. There was a motion by Bob to approve the 2026 Pointe at Lake Dillon HOA Budget. The motion was seconded by John, and with all in favor the motion carried.

RATIFY BOARD ACTIONS VIA EMAIL

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

- a. 6/27/25 Special Assessment note to Owners approved
- b. 8/26/25 Apeak Asphalt repairs estimate approved
- c. 8/28/25 Leo's Roofing 102 and 104 roof replacement amount \$149,400 approved
- d. 9/9/25 Roof replacement project deposit \$74,700 approved
- e. 10/10/25 Board email to 102F owner approved
- f. 10/22/25 Board meeting date 11/4/25 selected

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

V. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- Heat Tape - On
- Irrigation hoses put away
- Grounds/Landscaping leaf clean up

A list of pending items were reviewed.

The Board agreed to keep the heat tape turned on because snow is in the forecast.

Kirk would like the snow removal company to be reminded to avoid pushing snow on the grass.

Gladys reported paint touch ups are needed on decks.

Gladys reported the gutter at 103 building is leaking.

VI. OLD BUSINESS

The following old business items were discussed:

- a. 104F Deck Repair Corrections –
This project will be revisited in 2026. The hot tub must be removed to complete the necessary repairs which is a homeowner expense.
- b. Front Doors Staining Project
There is a list of properties that signed up to have the front door stained by DR Customs. This will be a homeowner expense. This project is anticipated for 2026.
- c. Roof Replacement, 102 and 104 Buildings – update
The Board would like to discuss the additional expenses and remaining punch list items with Leo. Board would like to setup a call with Leo to release final payment.

A summary of the city permit inspection process was explained. This inspection is to verify the roof replacement project was completed to the Town code. The city provides a different type of inspection which would not include workmanship.

The Board would like an estimate from Cona Engineering for a final roof inspection of 102 and 104 Buildings.

Terri would like to include a liquidation clause in future contracts which explains if the work is not completed by a certain time, then an agreed amount of dollars would be excluded from the final bill. Kirk would like the Board members to compile notes on items to include in future roof replacement contracts.

- d. Collections Policy and Phone and Email Policy – Another Revision.
There was a motion by John to approve the revisions to the Collections Policy and Phone and Email Policy. Terri seconded and the motion carried. The Board would like to consider a Declaration amendment to adjust the late fees language.
- e. Asphalt – repairs, crack fill, seal coating 2026
Asphalt work was not completed in 2025 due to weather delays. This project is expected in 2026.

VII. NEW BUSINESS

- a. Onsite Manager
The new site manager is Jose Sorto.
- b. Snow stakes
Additional snow stakes will be added to the property. Terri would like to meet to verify placement.
- c. 102F windows
The homeowner reported scratches on a few of the windows during the roof replacement project. SRG is working with the homeowner and contractor to investigate further.
- d. Gutter Leaks – 101, 103
Buildings 101 and 103 gutters will be inspected for leaks.
- e. 102 and 104 Building Heat Tape
The Board approved replacing failed heat tape on 102 and 104 buildings.
- f. Liquidation clause with outside contractors – Future contracts will include a liquidation clause.
- g. 104B deck railing paint chipping.
Unit 104B reported that the deck railing paint is chipping. There are 2 cans of paint in the 102 utility room. The homeowner is welcome to scrape and paint for a temporary fix for this winter.
- h. 102A painting at bottom where siding meets deck –
The paint is peeling near 102A at the bottom where the siding meets the deck. This area will be touched up.
- i. Waste Management Trash Agreement

A revised Waste Management Trash Agreement was reviewed. This includes annual cost savings of \$120.00. The Board will approve by email after clarification on extra pickup expenses.

j. Western States – Fire Suppression Estimate

The Board reviewed the Western States estimate for the required annual fire suppression inspections for the fire sprinkler system. John moved to approve the estimate for the annual inspection. Bob seconded and the motion carried.

k. Annual Meeting Items were reviewed.

The meeting notice will be sent to the homeowners prior to the annual meeting. John suggested including a discussion about increasing the HOA Policy Insurance Deductible. SRG provided an explanation of how deductibles are assessed to owners in the event of an insurance claim associated with an owner responsibility item to maintain. Kirk explained the appeal for a higher deductible is to remain insurable and avoid claims on the HOA policy.

VIII. NEXT BOARD MEETING DATE

The next Board of Directors meeting was scheduled for March 26, 2026 at 11am. Reminder the Annual Owners Meeting is scheduled for December 6, 2025 at 9am. A Board meeting will be directly after the Annual meeting to designate officer positions. This will be posted to the website.

IX. ADJOURNMENT

With no further business at 1:45 pm the meeting was adjourned.