

**THE POINTE AT LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 6, 2025**

I. CALL TO ORDER

The meeting was called to order at 10:45 a.m.

II. INTRODUCTIONS

Board members present were:

John Dudley, President, #101F

Bob Tate, Treasurer, #104C

Kirk Bast, Director, #104F

Gladys Nieto, Vice President, #101A

Terri Golden, Director, #102A

Owner Dan Ballow (#102E) was a guest at the meeting.

Representing Summit Resort Group was Kelly Schneweis. Erika Krainz transcribed the minutes from recording.

III. ELECTION OF OFFICERS

The Board agreed to retain the same Officers with Kirk Bast serving as Secretary.

IV. FIRE SUPPRESSION SYSTEM REVIEW

Western States provided a report indicating there are deficiencies that need to be addressed at an estimated cost of \$22,000. Bob Tate will work with Dan Ballow to get a better understanding of the fire suppression and sprinkler system. They will review past expenditures in order to understand the history and identify potential next steps.

Gladys Nieto asked if it would be possible to consolidate the fire system work under a single company in order to simplify administration and potentially obtain better pricing rather than continuing to use multiple service providers. Kelly Schneweis reviewed the current vendor structure for the fire systems. Western States handles the fire sprinkler system, including sprinkler-related work, Allied Security handles the fire alarm sounding and monitoring of the fire panel and Cintas has been used for certain repairs in the past. Element Fire is another vendor that may be able to review the entire system, although they have previously indicated they were too small to take on new contracts. Kelly observed that different fire suppression vendors sometimes recommend different scopes of work, particularly for lab and sampling testing, which can impact project cost.

Action Item: Kelly Schneweis will work with Accounting to run reports from QuickBooks for the past three years to clarify what has been paid to Western States, Allied Security and other fire system vendors.

Action Item: John Dudley will share materials he has compiled regarding the fire system.

V. ADJOURNMENT

Motion: John Dudley moved to adjourn at 11:03 a.m. Gladys Nieto seconded and the motion carried.