

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 16, 2022

I. CALL TO ORDER

The meeting was called to order at 3:00 pm.

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

II. OWNERS FORUM

There were no owners present to discuss owner forum items.

III. APPROVE PREVIOUS MEETING MINUTES

Terri moved to approve the minutes of the September 28, 2021, Board Meeting. Gladys seconded and with all in favor, the motion carried.

IV. FINANCIALS

Kelly reviewed the financials as follows:

December 31, 2021 Financials

Operating Account Balance \$11,952.23

Reserve Account Balance \$84,043.21

December 31, 2021 Profit and Loss vs Budget reports \$163,635.14 of actual expenditures vs \$161,280 budgeted expenditures, resulting in a \$2,355.14 unfavorable variance.

Areas of significant expense variances were reviewed.

A/R was reported to be \$100 underfunded. The delinquent account payment for ACH withdrawal was scheduled for 2/15/22.

All reserve transfers have been made as of 12/31.

There was a question about collecting late fees on the delinquent account. SRG explained the owner reported the check was lost in the mail and the homeowner signed up on ACH which was the agreement to not proceed with administering late fees.

V. RATIFY BOARD ACTIONS VIA EMAIL

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

- 10/26/21 Approval of Annual Meeting by Zoom
- 10/28/21 Approval of 2022 Operating Budget
- 1/3/22 Approval of flat roof snow removal

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

VI. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- Annual Fire Alarm Sounding and Inspection
- Flat roof snow removal
- 101D roof snow removal
- Year End Financials submitted to tax company – pending returns

- Notified owners of parking policy – 2 vehicles
- Additional ice melt bins
- 104B soffit and fascia repair to close gap
- Sold Auger
- Cleaned the sprinkler room where auger was stored due to smell
- Replace broken lock on sprinkler room door
- New snow storage and pet signs installed
- Roof repairs on 102,103,104
- Dryer Vent Cleaning

There was discussion about parking enforcement. SRG will monitor and pursue if vehicles are parked blocking snow storage during snow removal.

It was noted that as soon as there is a warm day SRG will contact Bobbycat to scrape the parking lot.

Dryer vent cleaning was discussed. The following units were reported as not having unit access 101F, 104F, 101E, and 103D. Kirk (104F) is not interested in pursuing dryer vent cleaning but wanted to know why access into the unit was necessary. Terri made a comment that her dryer vent was not cleaned from the interior. The Board would like further explanation on the dryer vent cleaning and if they only clean from the exterior.

VII. OLD BUSINESS

The following old business items were discussed:

- WS-5 year internal – SRG explained the 5-year internal proposal from Western State Fire Suppression. The new proposal has cost saving, about \$600. There was a question by Bob if the proposal included the replacement of the fluids for the 5-year internal inspection. The proposal does not include the replacement of the fluids because the requirement is for new buildings. The Pointe is “grandfathered-in”, and it was determined the fluid replacement requirement is for new builds only. This was information provided by the Summit County Deputy Fire Marshall Scott Benson.

Bob commented the need for someone on the Board to specialize in complex areas to better understand major cost items associated with the Fire Suppression System. Kirk has agreed to take the lead on Fire Suppression. Bob would like more information about WS and Allied. Bob thinks the association is spending too much money on Fire Suppression. SRG will speak with insurance company if we have any liability knowing that liquid is flammable.

SRG suggested to meet Western States onsite with Board members to explain the system to them and the code requirements and have them explain the concern with the liquids that were suggested to be replaced.

SRG explained to the Board Allied monitors the alarm panel and they bill us quarterly for this service. Allied also has an annual inspection for the alarm panel that alarm sounding. Western States is the Fire Suppression Company, and they inspect the sprinkler system panels quarterly. Western States has an annual inspection of the fire suppression system. The 5-year internal inspection is a new inspection that is now required, and Western States will be providing this service which is the proposal being discussed.

Terri suggested it's OK to proceed with the Western States proposal for the 5-year internal review. The rest of the Board agreed to proceed.

SRG presented a second proposal to the Board for Building 101 flow switch sensor replacement. Kevin McClain suggested to notify Western States that it's noncritical and to schedule this at the same time other work is required to save on trip charge expenses. The Board would like the flow switch replaced sooner. The Board approved the flow switch replacement proposal provided by Western States.

- Owner Workday was discussed. Gladys agreed to be the point person for the owner workday. Terri would like one of the landscaping companies to weed and do an initial clean up. This year for owner landscaping

contribution owners will be required to provide 2 hours of landscaping services. If owners are unable to participate in either the owner workday or contribute 2 hours of work, payment of \$150 will be due by September 1st. Proof of work must be provided, and owners will be on an honor system to report.

The owner workday will be scheduled on June 25th. SRG will work with Gladys to organize specifics to help guide owners to landscaping needs. There was a suggestion to contact Kathie Ballah for involvement in organizing the owner workday.

- Irrigation Improvements for next Spring were discussed. Kirk agreed to be the point of person for irrigation improvements. The goal is to eliminate wasteful watering. SRG will contact (HC3) High Country Conservation Center in Frisco to see if they have any basic irrigation information to help guide the Board.
- A revised proposal from Northwest Roofing was presented to the Board for roof replacement. Terri wants to know why the Board should be looking at replacing after spending a lot of money on repair?. Bob reported the repairs were to get the HOA through 2023. Bob noted that no roof replacement should happen in 2022. The question is should we do all 3 roofs at the same time in 2023? The initial plan was to incrementally grow the reserves and replace one roof at a time. There might be a need for a one-time special assessment towards the end of 2022 or early 2023 to be able to pay for the entire project to do all 3 roofs at the same time.

Kevin McClain suggested for the roofing contractor to review the type of shingle and determine if they can proceed with the manufacturer's warranty for cost savings pro-rated warranty offset for new shingles. Most shingles should be 30 years. Kevin McClain and Bob Tate agreed to help with roof replacement.

VIII. NEW BUSINESS

- Property Management Agreement, mid-term fee adjustment was discussed. The Board agreed to honor SRG's special request for early renewal to begin on March 1, 2022. The Board understands the workers shortage and wants to continue to work with SRG. All were in favor to approve early renewal with SRG management agreement. SRG thanked the Board for the renewal.
- Deck Staining for all buildings was discussed. SRG wanted clarification on the scope of work. The columns on building 101 do not need to be repainted. They were previously painted 8ft high from the ground. The front and back decks need to be painted. Those owners who have extended decks will be expensed for the extension. Contractors will need to separate that expense on the bid so SRG can rebill owners with extended decks. Gladys confirmed that Peak Painting corrected the paint issues on the top deck. SRG will work on getting bids to the Board for deck painting.
- Asphalt Replacement 103 Building. Apeak Asphalt proposal was reviewed. Terri reported the work completed by Apeak is not performing well during the winter with ice building up. In the Summer it works. Terri would like Apeak to be informed of the status of the drainage. SRG will contact Apeak to schedule a review of the work. The Board would like to review another bid. SRG will work on scheduling another contractor to bid the project. Kevin suggested if we're going to do roof replacement, we can hold off on asphalt replacement this year, but take photos to show Apeak the issues. We need to figure out where the water drains to before it freezes.

Terri made a comment that before the drainage repairs, the asphalt was in terrible condition and was crumbling which could have allowed for more drainage beneath the asphalt into the ground. Now, after repairs, the asphalt is sealed and could be causing the issue preventing water to completely drain appropriately. We need to figure out how to tap into the building power to run ample heat cable. Kevin agreed to take the lead on this one. Gladys would like a review of the area between the asphalt and the concrete in the garage due to separation.

- Concrete Repairs- The concrete repairs around the property will be reviewed in the Spring. Kirk mentioned the sidewalk is separating between 104F and 104E and needs to be sealed. The remaining asphalt repairs in front of 103 building was discussed. The plan is to hold off on asphalt repairs for now and focus on roof

replacement. The ice is holding and builds outwards. Kevin McClain agreed to assist with asphalt maintenance.

- SRG reported water intrusion into 102F garage. The unit sump pump tripping due to SRG utilizing the exterior outlet for heat cable which overloaded the breaker. The owner arrived to 1-2 inches of standing water in the garage due to the error. The owner would like to be reimbursed for the hassle and heat use. Terri would like to review the utility bills and suggested the expenses could be less or possibly more than what the owner had requested as adequate compensation. The lesson to learn here is the exterior outlets are not association outlets and are connected to the unit owner's electricity. The management company should not utilize these outlets without homeowner approval. It was noted the small heat cable in the ice did not work as anticipated and SRG will remove. The Board will do what they can to reimburse 102F owner for the issues caused.
- There was discussion about SRG employees staffed at the Pointe. SRG will organize a meet and greet with Terri and other Board members to introduce Paul and Joel.
- Gladys requested a pail of salt near her building. SRG will deliver an additional salt bin.

IX. NEXT BOARD MEETING DATE

The next Board of Directors meeting is June 10, 2022, at 10AM. Location to be determined.

X. ADJOURNMENT

With no further business at 4:45pm the meeting was adjourned.