

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**March 10, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 3:02 pm.

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

Owners Present:

Owners in attendance by Zoom video conference were Lori Sullivan, Kevin McClain, and Frank Willems.

**II. OWNERS FORUM**

The following owner forum items were discussed.

Lori Sullivan has several questions about decks maintenance and painting.

1. In 2018 were any of the homeowners' assessed charges for deck painting? SRG will research and provide a follow up.
2. Decks are limited common element and the HOA has discretion on when these need to be painted. The Board previously agreed all decks would need to be on the same painting scheduled.
3. Owners who have extended their decks are required to pay for the deck extension painting.

Kevin McClain has several questions and suggestions about roofs and drainage concerns.

1. Bob and Gladys are working on drainage. There are no drainage projects scheduled. Kevin believes the problem is snow removal and snow storage. Suggested to buy a propane torch to use for ice mitigation. Kevin stated chipping ice is not effective. Long term fix is fixing the grading. The Board said the grading is appropriate. Kevin suggested a drywell as a possible solution or a heated trench drain. The Board agreed Joel is doing a nice job chipping ice.
2. Snow removal storage is only permitted on PALD property. Could the snow storage be moved near the entryway sign?
3. Kirk stated due to high alpine environment and the freeze thaw cycle, it's a constant issue which has been battled since the beginning of the HOA.
4. Kevin suggested putting heat tape in the concrete trench drain. When it's warm outside the drain stays clear and drains appropriately. The neighboring complex, Prospect Point, has a drywell and the Board can review that option. Gladys and Kevin will meet to review Prospect Point drywell drain pan. The issue continues to be limited sun exposure at PALD.
5. SRG will speak with John Cona about drainage during the roof site visit in April.
6. Kevin suggested storing snow on the low point of the property. Right now, snow is being stored on a higher elevation and may be contributing to the ice issues.
7. Kirk would like the engineer to review all factors including angle of the sun and shading, not just slope.

**III. APPROVE PREVIOUS MEETING MINUTES**

Gladys moved to approve the minutes of the October 17, 2022 and December 3, 2022, Board Meetings. Bob seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

SRG reviewed the financials as follows:  
January 31, 2023 Financials

Operating Account Balance    \$4,096.29  
Reserve Account Balance      \$100,257.25

January 31, 2023 Profit and Loss vs Budget reports \$14,287.99 of actual expenditures vs \$17,713 of budgeted expenditures, resulting in a 19.3% or \$3,425.01 favorable variance.

Areas of significant expense variances were reviewed.

January Reserve transfer was not made due to limited funds in the Operating account. At the end of January, the Operating account had \$4,096.29 and the transfer amount is \$4,643.00. We will try to catch up but will make sure to keep enough funds in the Operating account to pay monthly bills.

Bob spoke about accrual basis accounting and the \$150 changes appear to have been collected, but they have not. Three owners have already paid the landscaping invoice. Suggested income was overstated in January when in September is when the actual landscaping invoice are due.

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

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

- a. 11/11/22 Budget approved
- b. 1/3/23 Policy Revisions approved
- c. 1/12/23 Fire Suppression Backflow Rebuild at 101 Building approved
- d. 1/30/23 Cona Engineering Consulting Estimate approved
- e. 1/31/23 Unit 102F compensation for electrical use approved.

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

The electrical concern at 102F was due to a temporary heat cable standard plugin strand that was plugged into the exterior outlet of the building that caused the breaker of the property to trip. The outlet is connected to 102F which was unknown prior to SRG utilizing the outlet. This was resolved. Kirk asked if we should we reroute electricity? The temporary heat cable was not very effective, so the Board did not see need to look at another electricity source. The heat cable was on the outside of the drain for the short time it was in use.

John wants to understand the current paint codes for the property. SRG will follow about paint codes. SRG suggested removing paint codes from Rules and Regulations document and creating a separate document for this information as it could change. John will update the Rules and Regulations document accordingly and submit to SRG and Board for review.

There were comments about the Policy revisions. The Board has submitted a draft Bylaws document to Altitude which is being reviewed. Once policy revisions are approved the Board will send to owners for comment period per governing document requirements.

## **V. MANAGING AGENTS REPORT**

SRG reported on the following:

### Completed

- Fire Alarm annual inspection 10/20/22
- Posted small signs on dumpster about pushing trash to the back of dumpster
- Executed Cona Engineering Contract for roof consulting
- Division of Regulatory Agencies (DORA) – Filed

- 102 and 104 roof snow removal
- 102F payment for heat cable tripping
- Building 101 fire suppression backflow repaired

## **VI. OLD BUSINESS**

The following old business items were discussed:

- Roof Replacement was discussed. Terri and Kirk would like to meet with Cona Engineering onsite. SRG will coordinate. Kirk reported a leak issue on his deck which is presumed to be affiliated with the roof replacement project. There are 2 patches on it already, and this is a new spot that is leaking.
- 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. Concrete lifting is expected in May for building 101 concrete pads in the backside of the building. No concrete lifting is expected for the front of the buildings.
- Building 101 front door condition will be inspected this Spring. An owner reported they needed to be painted at the last meeting. The doors are wood. The sun hits them constantly.
- 103E garage door damage repair will need to be completed this Spring or Summer. SRG will follow up with owners for an update on this owner maintenance item.

## **VII. NEW BUSINESS**

- Document Review Updates were previously discussed.
- Insurance Renewal – the Board would like more time to review the Insurance proposal. Bob, Kirk, and SRG will work on a follow up meeting next Monday to discuss details of the proposal and follow up with the Board by email.
- Dryer Vent Cleaning was discussed. SRG is working on bids
- Bird Mitigation is needed at 102E and 102B, Terri suggested saving bird spikes during the roof replacement project. The Board would like SRG to resend the bird spraying devices that spray grape fragrance. This could be a good option to deter all birds.
- Ascent Tree Estimate was reviewed. The Board would like a review of all trees. Terri and Gladys would like to meet Mike with Ascent Tree Spraying to review the property. The Board doesn't want to continue to feed trees if they are dead. They would like to review the tree in front of 103 building. Kirk reported the arborist determined the asphalt and heat were factors that are causing the trees to dry up along with limited irrigation.
- Owner Workday – The owner workday was scheduled for June 17<sup>th</sup>. Kirk has a google signup sheet for owners to record what they did. The Board will work on a plan for the owner workday.
- Kevin McClain agreed to step back from participation with his Board position. He offered to assist if needed as a non-board member for roof and drainage items.

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

The next Board of Directors meeting will be scheduled on May 31, 2023 at 9am.

## **IX. ADJOURNMENT**

With no further business at 4:55 pm the meeting was adjourned.