

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 20, 2024

I. CALL TO ORDER

The meeting was called to order at 3:01 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 and Kevin Lovett. A quorum was present.

Owners Present:

Kathie and Art Ballah, 104E

Frank Willems, 103A

II. OWNERS FORUM

The following owner forum items were discussed.

III. APPROVE PREVIOUS MEETING MINUTES

John moved to approve the minutes from the October 20, 2023, Board Meeting. Terri seconded and with all in favor, the motion carried.

IV. FINANCIALS

SRG reviewed the financials as follows:

January 2024 Financials

Operating Account Balance	\$7,605.73
Reserve Account Balance	\$73,511.15

January 31, 2024, Profit and Loss vs Budget reports \$23,812.42 of actual expenditures vs \$19,925 of budgeted expenditures, resulting in a 19.5% or \$3,887.42 unfavorable variance.

Areas of significant expense variances were reviewed.

All reserves transfers have been made.

Accounts Receivable is ahead \$4,274.07.

Kirk asked, "What portion of the extra landscaping funds collected, actually go to the landscaping maintenance?" Bob explained this is not how the funds are technically tracked. The additional landscaping funds that are collected from owners who are unable to participate in addition landscaping hours are collected as income in the operating account. This operating account pays for all operating expenses which includes landscaping.

Frank wants to know when asphalt repairs for 103 Building are scheduled? The asphalt repairs are anticipated in 2025. Frank suggested the islands at 103 building needs to have irrigation or a drip line. The Board explained the islands have never had irrigation but will review these areas.

RATIFY BOARD ACTIONS VIA EMAIL

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

- a. 12/1/23 Management Agreement Renewal approved
- b. 12/5/23 Board member officers appointed
- c. 1/3/24 Fire Suppression Gauge Replacement approved
- d. 1/11/24 103D exterior window water intrusion – HOA Responsibility
- e. 3/12/24 Insurance Renewal Approved

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

V. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- DORA (Division of Real Estate, CO) filing complete
- Annual Backflow Testing
- 102 Gutter Repair and Flashing Installation
- Gutters and Downspouts cleaned and repaired
- 102 and 104 Fire Suppression Repairs Complete
- Extra scrape and bucket work for snow removal
- Roof snow removal
- Additional Ice Melt bins

Pending

- 104F deck repair corrections
- 103D Exterior window paint, and interior minor drywall repairs
- Tree Spraying

VI. OLD BUSINESS

The following old business items were discussed:

- a. 104F Deck Repair Corrections – SRG will work with Leo and Kirk to correct the deck. Kirk would like Leo to review the siding on the deck.
- b. EV Charging – John will review and make revisions. SRG will pass along the final draft to Altitude Law for review.
- c. Hot Tub Policy – The Board discussed the Hot Tub Policy draft. Kirk asked if there is a potential power issue with installing a hot tub with the current building electrical setup? Most hot tubs are 30-50 amps. If an owner is interested in installing a hot tub, they must abide by the Hot Tub Policy, and obtain the appropriate permitting from the Town of Frisco Building Department. The power supply will be the homeowner's responsibility.

Bob moved to approve the Hot Tub Policy as presented. Gladys seconded the motion, and with all in favor, the motion carried. SRG will distribute the hot tub policy to all owners by email, and post to the PALD website.

VII. NEW BUSINESS

- a. 103D Exterior Window Repair – SRG reported unit 103D exterior window leak repairs are almost complete. Leo has sealed the exterior of the window. The exterior trim will need to be painted on a warmer day. We are working with the owner on interior repairs. This was determined to be an HOA responsibility item.
- b. 102 and 104 Building Drainage – Ice buildup continues to be prevalent in front of building 102. There was discussion about relocating snow storage piles away from the dumpster, which may increase snow removal expenses for next year.

Kevin Lovett suggested adding a drain in front of 102F before the start of the initial slope of the concrete drainage. SRG is unable to keep up with the extra ice chipping of this area and a long-term solution is needed. Kevin McClain, 102F owner, is an engineer and the Board would like to explore a design plan he develops.

The French drain drywell option was discussed. This could potentially be up to 8 feet deep allowing for snowmelt to drain into the drywell. The Board will inspect the neighboring property that has similar drains. This system has downspouts that lead directly into the drywell. Kirk would like to determine a guaranteed correction.

Terri agreed to not store snow in front of 102F and to push snow away from being stored at the dumpster, which would also free up a few more guest parking spots. The Board is aware of the ice buildup and agrees options need to be studied. SRG will reach out to Kevin McClain to request a design plan to submit to the Board for further review and discussion.

- c. Tree Spraying – The tree spraying estimate was presented to the Board. Terri noted the tree near 102A is not doing well and recommends removal. Terri would like the Board to inspect this tree and provide comments. Terri reported a huge ant colony at the base of the tree.

There was a motion by John to approve the Ascent Tree Spraying services this year. Bob seconded the motion, and with all in favor, the motion carried.

- d. Owner Workday Schedule – The owner workday was scheduled June 29th. More details will be provided to the owners before the workday.
- e. Board Property Walk Schedule – The Board Property walk was scheduled for June 14, 2024 at 4pm. The Board would like Ascent Tree Spraying services to attend the Board property walk.
- f. Front Doors Peeling at 102 and 104 Buildings – The Board reported a few doors on 102 and 104 building are peeling. These doors were painted in 2021. The same contractor provided an estimate of \$200 per door to paint. The doors that are not in the sun are holding up well. The doors at 102B, 104A, and possibly others, will need to be observed to determine if painting is necessary this year.
- g. Buildings 102 and 104 Roof Replacement 2025 – A roof inspection was requested by the Board this summer. Terri wants to ensure Cona Engineering will access the roof to complete the roof inspection. Will the asphalt shingles and flat roof be replaced at the same time? Kirk reported more shingle disintegration has been observed. SRG will coordinate a roof inspection and determine necessary repairs and timing of roof replacement.
- h. Insurance – The current Owner’s list was presented to the Board and will be included in these minutes for verification of work comp policy coverage requirements.

VIII. NEXT BOARD MEETING DATE

The next Board of Directors meeting was set to July 9, 2024. This will be posted to the website.

IX. ADJOURNMENT

With no further business at 4:34 pm, Terri moved to adjourn. Gladys seconded the motion, and with all in favor, the meeting was adjourned.

11:55 AM
03/09/24

THE POINTE AT LAKE DILLON HOMEOWNERS ASSOCIATION, INC.

Customer Contact List

March 9, 2024

Customer	Bill to
101A Zobro/Nieto	Karen Zobro Gladys Nieto PO Box 1774 Frisco, CO 80443
101B Likes	Rickland L Likes Shauna L Likes 1305 S Liberty Point Blvd Pueblo West, CO 81007
101C KSA Investments/Ceilley	KSA Investments Frisco, LLC 5345 Preserve Parkway North Greenwood Village, CO 80121
101D Galloway Family Living Trust	Galloway Family Living Revocable Trust Neil & Cindy Galloway PO Box 682 Lewiston, MI 49756
101E Shafroth	Peter & Jane Shafroth 117 Dayton St. Denver, CO 80230
101F Dudley/Aaby	John W Dudley II Andee Aaby PO Box 2611 Frisco, CO 80443-2611
102A Golden	Terri S Golden PO Box 1865 Frisco, CO 80443
102B Austin	Carrie Meg Austin 836 S. Clarkson St. Denver, CO 80209
102C Washburn	Scott & Amanda Washburn 9659 Kemper Dr. Lone Tree, CO 80124
102D Davis	Michael Davis 921 H Street, NE #289 Washington, DC 20002
102E Ballow	Daniel Ballow Linda Ballow PO Box 5736 Frisco, CO 80443
102F McClain	Kevin McClain PO Box 5482 Frisco, CO 80443
103A Willems	Frank & Donna Willems 1233 Greenland Forest Dr. Monument, CO 80132
103B Willis	Darren & Danielle Willis 6298 Hamey Dr. Colorado Springs, CO 80924
103C Summit Endeavors, LLC	Summit Endeavors, LLC c/o Steven Denny 1000 Jessica Ln Prosper, TX 75078
103D Foley	Donald J Foley Honora Foley 1518 Dorchester Rd. Havertown, PA 19083
103E Thomas	Jason Thomas Krystal Thomas 3206 Cottonwood Court Mead, CO 80542
103F Crates	Marcus & Pegi Crates 7555 South Quantock Ct. Aurora, CO 80016
104A Jeanson	Benedicte Jeanson PO Box 5641 Frisco, CO 80443
104B Kollar	Steven Kollar Lisa Thon-Kollar 433 Renaissance Ct. Grand Junction, Colorado 81507
104C Tate	Robert Tate Diana Tate 234 S. Monroe St. Denver, CO 80209
104D Weilert	Bruce & Linda Weilert 10874 Nieman Rd. Overland Park, KS 66210
104E Ballah	Kathie & Art Ballah 8849 S. Blue Mountain PL. Highlands Ranch, CO 80126
104F Bast	Kirk A Bast, Joan G Bast Margaret M Bast 3805 E. Long Ave Centennial, CO 80122