

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 22, 2021**

I. CALL TO ORDER

The meeting was called to order at 4:03 pm.

Board members in attendance via Zoom video conference were Terri Golden, Bob Tate, Kirk Bast, and Kevin McClain. Representing Summit Resort Group was Katie Kuhn.

A quorum was present.

II. OWNERS FORUM

There were no owners present.

III. APPROVE PREVIOUS MEETING MINUTES

Bob moved to approve the minutes of the November 10, 2020 Board Meeting. Terri seconded and the motion carried.

IV. FINANCIALS

Katie reviewed the financials as follows:

January 31, 2021 Financials

Operating Account Balance	\$12,441.73
Reserve Account Balance	\$43,237.73

January 31, 2021 Profit and Loss vs Budget reports \$16,743.25 of actual expenditures vs \$16,193 of budgeted expenditures, resulting in a \$550 unfavorable variance.

There were no major areas of variance.

A/R is good! Negatives are prepaid.

The January reserve transfer was made.

V. MANAGING AGENTS REPORT

Katie reported on the following.

Project Update:

Completed

- Roof repairs by Northwest Roofing
- Deck repair to 102F
- Annual backflow testing
- Gutter extension installed by Frank Willems' unit

Pending

- Wood post evaluation – Kevin McClain will take a look and report back with his findings.

VI. RATIFY BOARD ACTIONS VIA EMAIL

Terri moved to approve the following actions via email. Bob seconded and the motion carried.

- 11/3/20 Roof Repairs (Approved)

VII. OLD BUSINESS

There was no old business to discuss.

VIII. NEW BUSINESS

- The insurance policy was renewal with Farmers was approved at a 5.5% increase.
- 103A has ice build up in the driveway due to the downspout location. Otto and the owner installed a temporary downspout extension to divert the water away from the driveway. The owner has requested that the HOA bury the extension. The Board agreed to monitor the efficacy of the extension as is and use an aluminum extension to match the existing gutters and downspouts but to not bury at this time.
- Landscaping was discussed as follows:
 - The Board agreed to limit mowing behind the buildings and along the road and keep it natural.
 - Kirk Bast will research irrigation options to cut back on unnecessary watering.
 - The Board approved removal of the three dead trees behind 102.
- There have been construction materials in the dumpster due to remodels in the complex. There is a concern that people are dumping illegally and that the type of container does not allow for the containers to be fully emptied during pickups. Katie will get costs for a larger dumpster and increased pick ups during periods of higher occupancy.
- The Board also noted that people are not recycling properly. Owners, especially those that rent, need to ensure their housekeepers and renters know how to recycle. Glass and plastic bags are not allowed in the containers.
- SRG will ask the shovelers to keep the area around the recycling bins clear of snow.
- There are ice issues in the parking lot due to drainage. This has been improved by the asphalt work done last summer, but a drywell may be a good option for diverting water in the future.
- Vehicles need to move so that the lot can be plowed when it snows. Those who rent need to instruct their guests on where to park and encourage everyone to park in their driveways or garages.
- Kevin McClain noted that the antifreeze levels and the alarms for the fire sprinkler system should be inspected.

IX. NEXT MEETING DATE

The next meeting was not scheduled at this time.

X. ADJOURNMENT

With no further business, at 5:41 pm the meeting was adjourned.