

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 23, 2020

I. CALL TO ORDER

The meeting was called to order at 9:01pm.

Board members in attendance via teleconference were Terri Golden, Gladys Nieto, and Bob Tate. Representing Summit Resort Group via teleconference was Katie Kuhn, Kevin Lovett, and Kelly Schneweis

A quorum was present.

II. OWNERS FORUM

No owners, other than board members, were in attendance.

III. APPROVE PREVIOUS MEETING MINUTES

Bob moved to approve the minutes of the October 1, 2019 Board Meeting with the adjournment time amended. Terri seconded and the motion carried.

IV. FINANCIALS

Katie reviewed the financials as follows:

Year End Financials

December 31, 2019 Financials

Operating Account Balance	\$18,849
Reserve Account Balance	\$102,062

December 31, 2019 Profit and Loss vs Budget reports \$124,470 of actual expenditures vs \$122,400 of budgeted expenditures, resulting in a \$2,070 unfavorable variance. The biggest area of variance is still roof snow removal, which was \$1,931 over budget.

All reserve transfers were made.

Year to Date Financials

January 31, 2020 Financials

Operating Account Balance	\$15,616
Reserve Account Balance	\$104,158

January 31, 2020 Profit and Loss vs Budget reports \$12,924 of actual expenditures vs \$13,604 of budgeted expenditures, resulting in a \$679 favorable variance.

A/R is good, all dues are current.

All reserve transfers have been made.

V. MANAGING AGENTS REPORT

Katie Kuhn reported on the following;

Project Update:

Completed

- Dryer vent cleaning
- Roof snow removal
- 102D heat tape repaired

Pending

- Reinstall street signpost when ground thaws (it was noted BobbyCat has an employee that may be able to complete the repairs)
- Repair plowing damage on dumpster enclosure
- Repair heat tape for drain in front of 102 building. SRG will have Greg Cain and Bruce Yanke discuss possible solutions for the drain issue, including a new junction box or heated top grate.
- Mold inspection and drywall repair in 102D due to roof leak

VI. RATIFY BOARD ACTIONS VIA EMAIL

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

- 3/18/20 Insurance renewal (approved)

VII. OLD BUSINESS

- Fire Sprinkler Repairs
 - Johnson Controls came out to do repairs, but only fixed 2 of 10 things on the proposal, and billed a substantial amount. Katie has reached out to a supervisor to try and resolve the pricing issue.
 - Annual testing is due. Western States would cost \$1,295, and Johnson Controls would be \$1,850. The Board approved the inspection to be done by WSFP, as long as they will double check last year's deficiencies to see if completed.
 - Some owners still have obstructed heads. These owners must remove the blockage or pay to relocate the head before June 30. It was noted that relocating a sprinkler head will come at a high cost.

VIII. NEW BUSINESS

- 102 building had heat tape issues this winter. Scott Depies made some repairs, but SRG will follow up on details. An invoice hasn't been received yet.
- Scott stated that the 101 building roof needs to be replaced soon. SRG will get bids and another inspection for a second opinion.
- The Board asked that the census forms placed on the doors be put inside the units.
- The decks are chipping on the horizontal surfaces. SRG will get bids for re-staining the front and back decks.

IX. NEXT MEETING DATE

The next board meeting will be June 8th at 9am.

X. ADJOURNMENT

With no further business, at 10:23 am the meeting was adjourned.

Approved By: _____

Board Member Signature

Date: _____