

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 18, 2025

I. CALL TO ORDER

The meeting was called to order at 02:02 PM.

Board members in attendance by Zoom video conference were

Gladys Nieto, 101A

Bob Tate, 104C

John Dudley, 101F

Kirk Bast, 104F

Terri Golden, 102A

Representing Summit Resort Group were Kevin Lovett and Kelly Schneweis. A quorum was present.

Owners Present:

Cindy Gallaway, 101D

Honora Foley, 103D

Jennifer Egglin, 101E

Steve Kollar, 104B

Daniel Ballow, 102E

Kathie Ballah, 104E

Frank Willems, 103A

II. OWNERS FORUM

The following owner forum items were discussed.

Dan inquired about adding a common area grill. There is not an adequate location for a common area grill. He also wanted to know if a Blackstone grill would be permissible. Insurance says no open flame, nothing that will create combustion. The Blackstone grill would need to be electric.

Bob would like to emphasize temporary storage of propane tanks in garages is not permitted.

III. APPROVE PREVIOUS MEETING MINUTES

John moved to approve the October 15, 2025, Board Meeting minutes. Terri seconded and with all in favor, the motion carried.

IV. FINANCIALS

SRG reviewed the financials as follows:

January 31, 2025, Financials

Operating Account Balance \$4,742.40

Reserve Account Balance \$96,036.66

January 31, 2025, Profit and Loss vs Budget reports \$21,505.84 of actual expenditures vs \$20,959.00 of budgeted expenditures resulting in an unfavorable variance of \$546.84 or 2.6% over budget. Please note we have made all the Reserve Fund contributions to date. A/R ahead by \$4,950.00, prepaid HOA Dues.

The capital plan is a work in progress. Bob is in favor of completing both 102 and 104 building roofs at the same time for a 10% cost savings. The Special Assessment estimated amount will be between \$4K-\$5K per property. The professional reserve study will help determine the appropriate amount. The special assessment will be due this summer 2025. No one expected the inflation rate to increase since 2020. The roof replacement for 101 building is anticipated in 2028.

Frank stated the Declarations require a vote of the ownership to approve a Special Assessment. SRG will connect with legal counsel for clarification.

RATIFY BOARD ACTIONS VIA EMAIL

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

- a. 3/4/25 Cona Engineering proposal rejected
- b. 2/26/25 102D owner workday credit approved
- c. 2/17/25 Western Reserves Study estimate \$3,850 Approved
- d. 1/28/25 Owner Landscaping Participation Policy Approved
- e. 1/22/25 Element Fire Building 101 Valve Replacement \$1,630 Approved
- f. 12/19/24 Board Member Officer Designations remain the same Approved
- g. 12/3/24 Allied Fire Panel 101 Building Replaced \$2,913.90 Approved
- h. 11/13/24 Heat Tape 101 Building \$2,960 Approved

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

V. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- 102F raccoon mitigation
- Dumpster door repairs
- Tree removal and trimming
- 101 Building additional landscape clean up
- Utility Locate for 102F dry well request – Apeak asphalt denied digging in area
- Roof Inspection and maintenance plan
- 102F roof repair after water intrusion
- 101B gutter replaced

Pending

- Annual Alarm Sounding 10/24/24 at 10am, unit access needed
- 104B fire suppression in crawl space, repairs
- 104F deck repair corrections
- 102F owner request for drain ice issues
- 103D Exterior Window paint trim
- 102A, 102F, 104A – Front door staining
- 103 building – horizontal beam exhaust staining needs paint
- BobbyCat – relocate rock back to PALD property
- Reserve Study

VI. OLD BUSINESS

The following old business items were discussed:

- a. 104F Deck Repair Corrections are needed. Kelly will work with the homeowner and the Board to determine the best approach for repairs.
- b. The doors at 102A, 102F, and 104A need staining or paint. Terri mentioned building 101 needs to be reviewed as well. It was reported that several doors are fiberglass, and everyone else is wood. SRG is working on a bid from DR Customs.

- c. Roof Replacement 102 and 104 Buildings anticipated for 2025. Altitude law will be contacted for an estimate to amend the special assessment vote requirement. SRG will work on this and notify the Board by email.
- d. BobbyCat will be contacted to move the rock that was pushed across the street and relocated the rock back near the entryway sign.
- e. Reserve Study specialist initial site visit is expected in Spring. Bob will notify Board members of the scheduled visit.
- f. Fire Suppression 104B crawl space drip repair is still pending. John and the owner suggested meeting the fire suppression company onsite to review the suggested work. Kelly will work on scheduling a site visit.
- g. Collections Policy and Phone and Email Policy was discussed. The Board has concerns with the proposed language around the due date and when to post late fees and interest. SRG will connect with Altitude law and the Board to discuss further.

VII. NEW BUSINESS

- a. Insurance – Mamich Agency, Farmers Policy Renewal
 - a. The Board reviewed and discussed the specifics of the Insurance Policy renewal. The current deductible is \$10K. The governing documents do not allow an increased deductible without a declaration amendment. SRG will reach out to Altitude law for an estimate to proceed with the declaration amendment.

The Board wanted to understand the impact short-term rentals have on writing a policy. SRG stated some insurance carriers are taking a closer look at short-term rentals, but there were no concerns with Farmers writing a policy this year. There was no mention of a short-term rental cap requirement from Farmers. Some carriers such as American Family and Alliance have dropped out of the HOA insurance market. The Farmers policy is the best option available. Most HOA's have seen a 30-50% increase in annual premium this renewal. The goal is to keep claims off the HOA policy and to only entertain a claim should there be a catastrophic event.

There was a motion by Terri to approve Option 1 of the insurance renewal proposal reflecting a building limit of \$14,575,100, insurance to value at \$371 per square foot and a \$10K deductible. Gladys seconded the motion and all unanimously approved.

- b. The owner's list will be included in the meeting minutes to satisfy the work comp policy requirements.
- b. Insurance renewal required a rule revision. The recommended language states:

No Grills/ Fires on the entire property. No open flame including no natural gas, propane, or charcoal grills may be used on the property. No fire pits or propane heaters. No food smoking or grilling with wood chips. Outdoor electric grills permitted on decks, patios, and balconies.

There was a motion by John to approve the rule revision as presented. Kirk seconded the motion, and with all in favor, the motion carried. SRG will send a reminder notice to all homeowners about grill removal along with the approved rule revision.
- c. The tax returns needs further review.

- d. The dryer vent cleaning is scheduled for June 10th
- e. Landscaping
 - a. Tree Spraying estimate will be revised to account for the appropriate number of trees.
 - b. The tree branches between 101 and 103 buildings need to be trimmed. Dan mentioned those trees should be removed. The tree in front of 102 buildings should be removed. Kirk suggested tree removal should be considered on the owner's workday.

Terri would like to know the property line between Bay Club and the Pointe. This will be reviewed when the snow melts.

- f. Owner Workday
 - a. A date was not selected for the owner's workday.
 - b. Kathie suggested creating a list of projects and areas to help guide owners.
 - c. Kirk will create a drop-down list for an owner sign up. .
 - d. The Board reminded the homeowners the fee was increased to \$200 for 2025.
 - e. Other potential summer projects could be painting the dumpster area, tree trimming and removal, and freshening up garden beds.
 - f. A due date was not defined. Last year Oct 1st was the deadline.
 - g. The Board Property Walk was scheduled for May 9th at 3PM.

VIII. NEXT BOARD MEETING DATE

The next Board of Directors meeting was set to June 24 , 2025, at 02:00 pm. This will be posted to the website.

Dan thanked the board for their efforts.

IX. ADJOURNMENT

With no further business at 04:06 pm the meeting was adjourned.