

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 26, 2025**

**I. CALL TO ORDER**

The meeting was called to order at 11:02 AM.

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:

Daniel Ballow, 102E

Frank Willems, 103A

**II. OWNERS FORUM**

The following owner forum items were discussed.

Dan Ballow requested information about the Fire Suppression System deficiencies and estimates.

Frank Willems would like the next meeting date information sooner.

**III. APPROVE PREVIOUS MEETING MINUTES**

John moved to approve November 4, 2025 and December 6, 2025, Board Meeting minutes. Terri seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

SRG reviewed the financials as follows:

February 28, 2026, Financials

Operating Account Balance   \$4,731.16

Reserve Account Balance   \$68,061.35

February 28, 2026, Profit and Loss vs Budget reports \$38,071.62 of actual expenditures vs \$39,676 of budgeted expenditures. The report states a favorable variance of \$1,604.38 or 4% under budget.

The Owner Workday landscaping fee of \$200 was posted to every unit on January 1, 2026.

There was discussion about the active insurance claim for 102C. The unit was not signed up for routine inspections. The Board suggested mandatory inspections. A notice will be sent to homeowners encouraging them to sign up for these inspections.

Terri recommends owners turn off water when not using their property. SRG presented information about helpful devices that can monitor the water flow rates in the unit and turn off the water immediately in cases of excess flow rates. The water bills associated with the loss, will be reviewed and water use may be rebilled to the homeowner due to failure to maintain plumbing.

## **RATIFY BOARD ACTIONS VIA EMAIL**

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

- a. 11/7/25 Annual Meeting notice approved
- b. 11/7/25 Leo's Invoice 1808 amount \$6,135 heat tape replacement 102/104 buildings
- c. 11/13/25 Waste Management New Agreement approved – reduced rates
- d. 11/17/25 Cona roof inspection estimate not approved
- e. 1/5/26 101E fire sprinkler head leak and Western States Estimate time and material approved
- f. 1/26/26 Letter to homeowner approved about the Owner Workday expense
- g. 2/26/26 Board approved traps to be set to capture raccoon

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

Kirk will review a type of product that may be a raccoon repellent.

## **V. MANAGING AGENTS REPORT**

SRG reported on the following:

### Completed

- Roof Project 102/104 Buildings
- Snow stakes
- Additional Leaf Clean up
- 104 and 102 – heat tape
- 101/103 gutter cleaning
- 102/104 touch up painting
- Waste Management Trash Agreement
- Special Assessment – Fully Collected
- Raccoon captured and relocated

A list of pending items were reviewed.

Terri reported 102A paint touch up has not been completed.

## **VI. OLD BUSINESS**

The following old business items were discussed:

- a. 104F Deck Repair Corrections  
SRG will coordinate contractor site inspection with the homeowner to review the deck repair needs. It was recommended to use a general contractor who will assist with hot tub removal, engineering inspection, and necessary repairs.
- b. Front Doors Staining Project  
A list of about 9 homeowners signed up to have their front doors stained / painted. There was discussion that the fiberglass doors should be painted and the wood doors should be stained. Terri would like to understand the warranty for the project and stain/paint product specifications.
- c. Roofs – Final Payment outstanding  
The Board would like to be notified when Leo will be onsite to review the roofs. The Board requested a call with Leo prior to final payment. Terri mentioned she could hear a drip from her bathroom vent and would like this area to be sealed. Water intrusion was not visible in 102A, just noise.

- d. Asphalt – repairs, crack fill, seal coating 2026  
The asphalt repairs, crack fill, seal coating, and line striping project is expected in 2026.
- e. Fire Suppression – List of pending items  
The Western State Estimate was discussed at length. Building 101 repairs were completed. Unit 101F has a slow dripping sprinkler head that will need to be reviewed. John moved to approve The Western States estimate to complete the deficiency repairs in buildings 102, 103, and 104 in the amount of \$8,850. Bob seconded and the motion carried.

There may be additional sprinkler head replacements required in all units. This would include drywall cuts to remove and replace each sprinkler head and follow up drywall repairs. This project could be extremely expensive and may require additional funding through a Special Assessment.

Once sprinkler head sample testing reports are received, the reports will be forwarded to the Board and Kirk will assist with passing along to his recommended Fire Suppression contact.

## **VII. NEW BUSINESS**

- a. Insurance Renewal  
The proposed Insurance renewal policy from Farmers Insurance was reviewed. The Board agreed \$404 ITV was reasonable. There is an additional 150% extended replacement cost that is a benefit to coverage. The Board decided increasing the wind/hail deductible to 5% up from 2% was reasonable. The Board agreed to increase the Sewer and Drain coverage to \$300K up from \$250K. There was a motion by John to approve the Insurance renewal. Bob seconded and the motion carried.
- b. Declaration Amendment – Deductible  
The Declarations of the association limit the deductible amount to \$10K. The Board requested a proposal from Altitude Law to amend the Declarations to allow for an increase in the deductible and to revise language around the due date of the HOA dues payments.
- c. Website Audit – Policy Updates  
Altitude law provided an audit and recommendations to update the Conflict of Interest Policy and Inspection and Copying of Records Policy for \$405. Altitude Law would also like further review of the Owner Landscaping Participation Policy to ensure compliance with governing documents and Colorado law. The Board unanimously approved these updates.
- d. Tax Return  
The Tax Returns were emailed to the Board for review and approval. A resolution was included in the return documents that should be approved at the 2026 Annual Meeting of the Owners. The Board will review further and approve by email.
- e. Spring Property Walk  
The Board would like to schedule the Spring property walk April 1<sup>st</sup> – 3<sup>rd</sup>. The date will be decided by email.
- f. Concrete Repairs  
Concrete repairs will be reviewed during the Spring property walk.
- g. Touch up painting

Touch up painting will be reviewed during the spring property walk.

h. **Ascent Tree Spraying Estimate**

The Board reviewed the tree spraying estimate. They would like Ascent tree spraying to confirm the tree count prior to accepting the proposal. The Board was not in favor of the deep root feed option. Terri reported the tree near building 102 is not healthy and should be considered for removal. It was not recommended to start fertilizing because it is abnormally warm in March and the irrigation is not turned on. This will be completed at a later date.

**VIII. NEXT BOARD MEETING DATE**

The next Board of Directors meeting was scheduled for June 26, 2026, at 11am. This will be posted to the website.

**IX. ADJOURNMENT**

With no further business at 12:55 pm the meeting was adjourned.