

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 31, 2023

I. CALL TO ORDER

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

Board members in attendance by Zoom video conference were Terri Golden, Bob Tate, Gladys Nieto, and Kirk Bast. Representing Summit Resort Group was Kelly Schneweis and Kevin Lovett. A quorum was present.

Owners Present:

There were no Owners in attendance.

II. OWNERS FORUM

The following owner forum items were discussed.

Gladys thanked SRG staff Jose and Hector for the landscaping work.

III. APPROVE PREVIOUS MEETING MINUTES

Gladys moved to approve the minutes of the March 10, 2023, Board Meeting. Bob seconded and with all in favor, the motion carried.

IV. FINANCIALS

SRG reviewed the financials as follows:

April 2023 Financials

Operating Account Balance	\$1,015.62
Reserve Account Balance	\$110,970.91

April 2023 Profit and Loss vs Budget reports \$63,135.05 of actual expenditures vs \$65,201.00 of budgeted expenditures, resulting in a 3.2% or \$2,065.95 favorable variance. However, this is not the current standing as the April Reserve transfer was not made due to limited funds in the Operating account. We will try to catch up but will make sure to keep enough funds in the Operating account to pay monthly bills.

Areas of significant expense variances were reviewed.

Kelly will schedule a meeting with Bob and SRG accounting to further discuss the financials in detail to better understand the cash flow.

Kevin reported items on the balance sheet and profit and loss report for further explanation.

Kirk wants to understand percentages to prepare for future budgets. Kevin reviewed the balance sheet and explained percentages. The Insurance premium does not renew until April and it's difficult to budget exactly based on potential premium increases.

RATIFY BOARD ACTIONS VIA EMAIL

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

- a. 3/13/23 Insurance Approval
- b. 3/16/23 Tax Return Approved
- c. 4/27/23 Dryer Vent Cleaning Approved

The motion was seconded by Gladys. With all in favor the motion carried.

V. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- 101 Building Concrete Lifting
- RFP was sent out to Roofing Contractors
- SRG provided major landscaping cleanup – Additional 8 hours
- Insurance Renewal Executed

Pending

- Dryer Vent Cleaning – 5/31/23 in progress
- Irrigation setup and turn on is scheduled in the next couple of weeks.

VI. OLD BUSINESS

The following old business items were discussed:

1. Roof Replacement was discussed. The Board reviewed the “Roof Comparison Spreadsheet” provided by Cona Engineering. The Board would like to meet with Cona Engineering to discuss the details of the contracts. Kirk was in favor of the 3-year guarantee for labor from Leo’s estimate. Terri was in favor of a local roofing contractor. Gladys would like the full final amount presented on the Roof Comparison Spreadsheet. SRG will follow up with Cona Engineering to schedule a discussion with the entire Board. Bob wants to know if Leo’s Roofing and Remodeling is \$3,300 per building for the maintenance plan repairs for 2023. SRG reported the heat tape has been turned off.

Kirk would like to meet with Leo to inspect the deck at 104F. The deck may be holding some moisture, and an further inspection is needed. Also, there is a corner piece of sidewalk that is cracked.

2. Document Review Updates. The Board discussed the following revised documents: Bylaws, Inspection of Records Policy, Reserve Study and Reserve Funding Policy, and Rules and Regulations. After discussion there was a motion by Kirk to approve the documents as written. Terri seconded the motion and with all in favor, the Board approved the revised documents. SRG will send documents to owners and post them to the website.
3. The Board reviewed Groundworks estimate for additional concrete lifting and stabilization for 102 and 104 buildings. Gladys stated there are a lot of areas that need to be corrected. Some areas have steps that exceed the standard step height. A few areas have major slope issues, and the walkway is pulling away from the building creating large gaps where the concrete meets the building. This project is expected to reduce the amount of caulking required once concrete is lifted. There was a motion by Gladys to approve the Groundworks estimate for concrete lifting and stabilization for 102 and 104 buildings. Bob seconded the motion and with all in favor, the Board approved the project.

SRG will notify contractor of the approved project and follow up about concrete replacement near 104F sidewalk area. Also, unit 101A needs additional caulking after the completed stabilization project which will be scheduled with Groundworks.

4. The Owner Workday is scheduled for June 17, 2023. Kirk will purchase 20 bags of the dark brown mulch for the workday. SRG will send a reminder to all owners of the workday.
5. Bird Mitigation was discussed. Further review of areas is needed. The Board was not interested in the bird spray devices and explained the bird spikes are a better option. The goal is to deter birds from roosting. SRG will follow up with the Board of reported concerns, and the Board will review the areas for additional spikes.
6. Dryer Vent Cleaning was in progress during the meeting. SRG has access to all properties and will report any concerns to owners.

7. The board elected to hold off on staining the front entryway doors at building 101 and will review at a later date.
8. The owner of 103E is planning to complete the garage door damage repairs in June.

VII. NEW BUSINESS

9. Fire Suppression Deficiencies were reported. Summit Fire is missing the flow test which was unable to be completed due to system configuration. SRG reviewed the Western States Estimate for the work. SRG is waiting for a second estimate from Cintas Fire for the board to review.
10. Ascent Tree Spraying Estimate was reviewed. There was a motion by Gladys to approve the Ascent tree spraying and tree nutrients estimate. Kirk seconded the motion and will all in favor, the motion carried. SRG will follow up with Ascent Tree Services to schedule the services.
11. 104F Deck Repairs was previously discussed.
12. Snow Removal Drainage Update was reported. The Board previously discussed concerns with BobbyCat and developed a plan to reduce snow storage near the dumpster and to relocate more snow storage to the entrance of the property. SRG will provide BobbyCat with details and plan prior to next winter. Bob would like the plan attached to the Snow Removal Contract. It was noted to not store snow along 101 Building.
13. Kirk would like to notify owners of quieter garage door options. Bob reported that most garage door companies are replacing garage doors with belt drives rather than chain drives. Gladys stated this was previously reported at a past Annual Owner's Meeting.

VIII. NEXT BOARD MEETING DATE

The next Board of Directors meeting was not scheduled and will be scheduled over email and posted to the website.

IX. ADJOURNMENT

With no further business at 10:25 am the meeting was adjourned.