

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
Discussion Notes with Western State

June 10, 2021

The discussion began at 11AM.

Board members in attendance via Microsoft Teams video conference were Terri Golden, Bob Tate, Kirk Bast, and Gladys Nieto. Representing Summit Resort Group was Kelly Schneeweis.

Representing Western State were Katie Ackland and Julie Delimont

Review of 2019 and 2020 Inspection Reports:

The Board and Western State reviewed the 2019 and 2020 caparison inspection reports. Bob Tate wanted clarification on building 102 Garage sectional Flow switch that was installed backward and if this matter was previously resolved. WS reviewed their documents and determined the water flow device install correction was completed on 2/15/2019.

5 Year Internal Review Discussion:

WS provided information about the required 5 Year Internal Review and scoping of pipes on all metallic piping as a new standard by both the AHA fire department as well as some insurance providers. The Pointe at Lake Dillon is believed to be piped with copper which would qualify the building to require the 5-year Internal Review.

The timeline for this project would be scheduled closer to August. There was a comment to push it back further to either September or October due to owner interference during the summer months. The Board preferred the month of September.

SRG asked the impact to owners during this service. The water will not need to be turned off. Western State would avoid entering individual units unless absolutely necessary. The riser rooms are where the work will be isolated. The process includes opening 3 areas on the drained system to inspect the internal piping for any obvious signs of corrosion. The exterior of the pipes my be sufficient, but often times, the interior may have deterioration. The fire monitoring system will need to be taken offline during the 5-year Internal Review requiring owners to be fully responsible for reporting if an event were to occur.

Western State wanted to note that Antifreeze must be changed out in the very near future as it was determined to be flammable. The deadline for this is in 2022 and the Board should be aware and proactive about this new requirement.

Follow up items:

SRG will contact insurance provider to discuss requirement to have the 5 Year Internal Inspection and if we would be liable if pushing this back for the following year due to insufficient funds and budgeting.

SRG will look for previous Johnson's Controls Invoices.

Western State will submit a revised proposal with minor corrections to building specific locations and follow up tasks and building numbering.

Off Topic Items Discussed:

102D owner requested deck painting this year. The Board did not budget for this service and suggested SRG provide additional paint to owner. Also requested by owner was to paint an area on the roof fascia where wood chipped to deter water from seeping in. SRG will connect with 102D owner.

Next Meeting Date:

The next Board Meeting is scheduled June 29th at 9AM, at Summit Resort Group Office.

Adjournment:

With no further business, at 11:50 AM the meeting was adjourned.

APPROVED: 6/29/21