

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 29, 2021

I. CALL TO ORDER

The meeting was called to order at 9:07 am.

Board members in attendance were Terri Golden, Bob Tate, Kirk Bast, and Gladys Nieto. Kevin McClain joined by conference call. Representing Summit Resort Group was Kelly Schneweis and Kevin Lovett. Owners in attendance were Frank Willems.

A quorum was present.

II. OWNERS FORUM

There were no owners present.

Frank Willems wanted clarification on an item in the March 22, 2021, meeting minutes specific to 103A gutter extensions. There was note in the minutes about monitoring the downspout extensions and considering burying them. Ice buildup has proven to be an ongoing concern in this area and safety and liability is priority. Burying the extensions is not recommended because it will create more ice buildup. There was a comment about installing a French drain as the option but the expense for this is not in the budget. Frank commented to not go back to the metal extension and install two rubber extensions.

The plastic or rubber extension seemed to have worked well this season. The plastic extension has since been removed but will need to be re installed in the Fall for the winter season. It was determined to reinstall the rubber extensions in the Fall to include near units 103A and 103F.

III. APPROVE PREVIOUS MEETING MINUTES

Bob moved to approve the minutes of the March 22, 2021 Board Meeting and the June 10, 2021 Western State Discussion. Terri seconded and with all in favor, the motion carried.

IV. FINANCIALS

Kelly reviewed the financials as follows:

May 31, 2021 Financials

Operating Account Balance \$7,450.93

Reserve Account Balance \$61,891.40

May 31, 2021 Profit and Loss vs Budget reports \$73,865.02 of actual expenditures vs \$75,400 of budgeted expenditures, resulting in a \$1,534.98 favorable variance.

There was a comment to review the Xcel bills and water bills to determine the higher rates. It was determined the larger electricity bill is related to heat tape use and increased rates.

A/R was reported to be in good standing and the May reserve transfer was made on 5/24/21.

V. RATIFY BOARD ACTIONS VIA EMAIL

There were no items to ratify by email vote.

VI. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- Wood post evaluation

- Tree removal behind 102
- Meeting with Western State
- 2020 Tax Returns
- Allied Security rest 102 panel
- Applied caulking to 102F – Turner Morris
- Irrigation turn on
- Tree spraying
- Pest control

Pending

- 102 A/F and 104 A/F front door staining

VII. OLD BUSINESS

The following old business items were discussed:

- WS- 5-year internal review proposal was reviewed. SRG noted the insurance company did not have a requirement to complete this proposal for this fiscal year 2021. However, they did recommend if not completed in 2021, it must be completed no later than next year according to the Fire Code (NFPA). The Board would like SRG to ask Western State if they will honor the current proposal rate for next year if they sign the contract now and get this on the schedule. Also, WS reiterated the need to remove and replace the antifreeze before September of 2022. They are recommending doing both the 5-year internal review and the antifreeze replacement at the same time. SRG will check in with WS and follow up with the Board.
- Fire Sprinkler System Antifreeze levels – SRG will work on getting a bid for this work and present to the Board.
- 102 A/F and 104 A/F door staining – There was a comment about 102 and 104 doors being an owner responsibility to repaint and not an HOA expense. After review of the Declarations, Kevin McClain commented the interpretation explains if the doors are to be replaced it would be an owner responsibility. If the doors are to be painted, this is the HOA responsibility. The concern is uniformity and determining what course of action the Board proceeded with in the past with painting the doors and payment. SRG will look through the Declarations to determine responsibility. There was a comment to research door replacement vs. painting. Door replacement may require the door frame to be replaced as well due to sealing concerns. Door replacement could be close to \$1200 where the repainting will be near \$350 per door. This item will need to be discussed further.
- Wood Post Evaluation – The wood post evaluation was completed. At this time, no action is required.
- 103A ice buildup in driveway bury extensions – It was determined earlier in the meeting that SRG will install the appropriate extensions in late Fall in preparation of the winter season and remove late Spring.
- Irrigation schedule – options –There was discussion to determine water use per building. Kirk explained the WIFI spigot attachment and highlighted ways the device will conserve water. The Board would like to avoid watering when it is windy or raining, which the device has a way of monitoring. Kirk checked with the Town of Frisco and there are no rebates for water devices. To be most effective, the WIFI system should be installed per spigot. There was a guess of needing close to 20 WIFI devices to setup the entire property for this feature which may be a larger expense.

There is a concern of owners having to use their personal WIFI to setup the sprinkler device which may cause a slow down the WIFI speed. Kirk Bast said he has had no WIFI service interruptions since installing.

There was a question from an owner about water use and how this is metered to determine internal unit use vs. landscaping watering. It is difficult to determine. Frank Willems assumes the water is spiking during the summertime during the watering season. Gladys purchased a sprinkler head system that allows for 3 head attachments to run off one hose with hopes to conserve water. Kirk would like to meet with Otto, Terri, Gladys, and Bob once the 3 head system sprinkler arrives and walk the property to setup the system for more efficient operation.

- Removal of dead trees – There is one more tree behind 101 building – The Board approved the removal of the dead tree behind 101 building. SRG will reach out to BobbyCat to schedule.
- Larger Dumpster vs. extra pickups – The trash pickups are on Thursdays. Currently there is not a need for a larger dumpster or extra trash pickups. During the winter, busier months, the Board would like to see trash

increased pickups to 2 times per week to be on Mondays and Thursdays. For July 4th weekend, Otto will monitor trash and report to Kelly if an extra pick up is needed.

- Recycling – comingled – Recycling is picked up on Wednesdays. There continues to be issues with comingled recycling. There are 4 recycling signs posted. SRG previously sent reminder emails about recycling as well as delivered laminated recycling sheets to each unit.
- Drywell for diverting water in parking lot – The drywell for diverting water was discussed. Terri indicated Bruce, with Apeak Asphalt, recommends not allowing owners or guests to park in the drainage ditch areas. SRG will send an email reminder to owners in late October about parking before the winter season. The message should include only 1 vehicle per unit is permitted to park in the guest overflow parking and the primary parking space is the garage.
- A No Parking sign currently posted with certain time restrictions was discussed. The Board would like this sign updated to read NO Parking Anytime. SRG will look at the signs and discuss further with the Board. This may require a rule revision on permissible vehicles. The Board would like those owners who rent their unit, to be notified of vehicle restrictions stating no more than 2 vehicles for guests.

VIII. NEW BUSINESS

- 102D deck painting, roof fascia repair, and pigeon mitigation – It was previously determined that 102D deck painting is not in the budget for the 2021 fiscal year. The owner will be responsible for painting their deck to include the new addition of the deck. Also noted SRG will work on the small area on the roof fascia to repaint. Another concern is the pigeon problem at 102D. The Board approved to allow SRG to contact Jim with J&M Unlimited to assist with pigeon mitigation for 102D as well as 104C backside of building. There was an informational comment about hummingbird feeders being permitted however, seeded bird feeders are prohibited on the property. The seeds attract unwanted birds and voles.
- Owner Workday – There was not much response from owners about participating in an owner workday. The workload is becoming tiresome for the few who continue to volunteer. There are still a few areas that need attention. The Board discussed having a landscaping company assist with spring cleanup. Also discussed was the option to expense owners who do not participate \$50 - \$150. SRG explained this is permissible and other associations have included this in the rules. SRG clarified the process of billing all owners the desired amount at the first of the year, and those owners who participate in owner workday or landscaping needs before the deadline of September 30th, will not be expensed. Those owners who did not show proof of landscape participation will be expensed. This can be included in the house rules. This will be added to the Agenda of the Annual Owners Meeting.
- Dead Tree behind 101 A/B – This was approved to be removed.
- Annual Meeting Date – December 4, 2021 at 9am. The Town of Frisco Town Hall is the preferred venue.
- Terri wanted to note at Building 102, Xcel replaced 3 gas meters.
- The Board is interested in a roof assessment from NW roofing. They want NW roofing to inspect the recent repair work to see how it held up. Mainly to see how close they are getting to the roof replacement. Building 101 might need the roof replacement first. There is a gutter above 102B at the very top portion of the gutter that might be clogged. There was a report of a large ice dam in this area this winter. SRG will work on Coordinating NW Roofing to provide a roof assessment.

IX. NEXT BOARD MEETING DATE

The next Board of Directors meeting is to be determined. The Annual Owner's Meeting is scheduled on December 4, 2021 to be tentatively held at the Town of Frisco Town Hall.

X. ADJOURNMENT

With no further business, at 10:47 am the meeting was adjourned.