

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 30, 2022

I. CALL TO ORDER

The meeting was called to order at 2:03 pm.

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

II. OWNERS FORUM

There were no owners present to discuss owner forum items.

III. APPROVE PREVIOUS MEETING MINUTES

Bob moved to approve the minutes of the February 16, 2022, Board Meeting. Terri seconded and with all in favor, the motion carried.

IV. FINANCIALS

SRG reviewed the financials as follows:

May 31, 2022, Financials

Operating Account Balance \$6,826.97

Reserve Account Balance \$96,015.01

May 31, 2022, Profit and Loss vs Budget reports \$76,226.33 of actual expenditures vs \$72,142.00 budgeted expenditures, resulting in a \$4,084.33 unfavorable variance.

Areas of significant expense variances were reviewed.

A/R was reported to be ahead. There are no delinquent accounts.

All reserve transfers have been made as of 5/31/22.

Gladys questioned the expense overage for the utility Xcel bills and wanted further explanation. Bob informed the Board we have been notoriously over budget in this area the entire year and that we hope to see some relief during the summer months to hopefully be at budget by the end of the fiscal year. Also, additional heat cable was installed, and this could be a leading cause of higher expenses.

RATIFY BOARD ACTIONS VIA EMAIL

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

- a. 3/10/22 Tax return approval
- b. 3/29/22 Insurance renewal approved
- c. 5/27/22 102D deck painting required

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

V. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- Fire Suppression 5-year internal inspection
- Fire Suppression – 101 Bldg. flow switch replaced
- Tax Return Completed
- Insurance renewal executed

- Irrigation setup
- Spring Clean
- Tree Spraying Complete
- Weed and grass mitigation
- SRG – tree removal
- Owner Workday

There was a Board request to bury the current irrigation in various areas 3-4 inches. SRG will check with Paul and schedule a workorder for this additional irrigation work. Kirk said it will look nicer and be safer.

Kirk explained the current irrigation setup. There are 2 activated smart watering devices and the third device needs to be programmed and setup near 102B unit. Kirk will work on this with Paul. We are expecting a lot of rain this weekend and SRG will turn off irrigation for a few days. Kirk commented the property may not need to be watered until July 16th according to the smart device. There was a comment to not order any additional water devices until after further review.

Kirk spoke to Mike with Ascent Tree Spraying Services about the tree in front of building 103. The tree is lacking irrigation and getting a lot of sun exposure which is causing the needles to turn brown. The Board might consider adding a drip line to the roots for additional irrigation. We will continue to monitor the tree health. SRG will meet with an arborist to examine tree health and follow up with the Board.

Bob explained the irrigation adjustments this season are more efficient with limited to almost no wasteful watering and the property looks well maintained and is pleased with the changes.

SRG reported gutter cleaning is needed at 102B. The Board considered gutter cleaning of the entire property possibly 2 times a year depending on expense. SRG will check in with roofing contractor to clean 102B gutter and determine an estimate for the entire building. Kirk reported a small gutter leak at 104F, and he will send a photo or video of the area, so it is easily located for repairs.

The Board discussed the landscaping Owner Workday. About 5 owners participated. Bob wanted clarification about the owner landscaping contributions that have been received this year. SRG reviewed email communication to owners with the Board. Next year the Board wants the additional landscaping expense to be a mandatory requirement. The Board approved SRG to invoice every owner \$150 at the beginning of the year January 2023. Owners will have until September 30, 2023 to provide documentation that they either attended the Owner Workday or provided 2 hours of landscaping work. If an owner is unable to participate in the owner workday or provide 2 hours of landscaping labor, they will be assessed \$150. All other owners who have contributed will be credited \$150 for their participation. SRG explained other associations have a similar process which is Board organized. Boards give good direction to owners about landscaping needs and keep track of owner landscaping documentation.

Terri reported another owner contributed funds to landscaping and SRG should be receiving those soon if not already.

VI. OLD BUSINESS

The following old business items were discussed:

- Roof Replacement was discussed. The Capital plan lists roof replacement to begin in 2024. Northwest Roofing is expected to provide a roof evaluation in the upcoming weeks. Bob hopes to be able to hold off until 2024. The Board will need to review the plan to determine if completing all roofs the same year would be beneficial or consider spacing out the replacement. If the Board decides to schedule all buildings in the same year, there might be a need for a special assessment, but more discussion is necessary.
- Deck Staining estimates were reviewed. Bob reviewed the deck extension portions and believed these need to be remeasured for better accuracy. Also, SRG will need to confirm if deck extensions on 102D, 102E, 104C, 104D are included in the estimate or are they additional. It was noted 104E is composite material and will not

need to be stained. SRG will follow up with painting contractors. There was discussion on paint quality. Kirk will research and follow up with SRG.

- Asphalt was discussed. The remaining area that needs major repairs is in front of 103 building. The Board decided to hold off on any asphalt work this year but agreed a property walk should be scheduled soon to review. There was discussion about possible solutions for ice buildup in front of 102 building. The area did not show improvements this year. The area does not receive adequate sunlight. Kevin M. will circle back with Apeak and discuss. Apeak did not seem interested to add a French drain. The Board would like Apeak to review again this winter for possible solutions. Drywells might be a good solution. SRG has provided additional ice melt bins as well as requested to be notified if the Board would like the area scraped by snow removal contractor.
- Concrete repairs were discussed. Terri reported there are a few areas where the concrete is separating from the building. The walkway in front of 102C is showing issues. The steps leading into 102C and near the garage need review. Bob acknowledged all units at 102 and 104 buildings show signs of these similar issues of concrete separation. The concrete is in good shape and maybe a good candidate for concrete lifting and log chinking. The Board does not believe replacement is necessary just need to seal the gaps. SRG will contact Groundworks concrete lifting company and Ruben, a brick and mortar contractor, for estimates

VII. NEW BUSINESS

- Resolution of Excess Income was presented to the Board. This explains that excess of membership income over membership for the year ended December 31, 2021, shall be applied against the subsequent tax year member assessments as provided by the ARIS. The resolution will be signed and submitted to tax accountant at Stuhr and Associates, LLC and be kept on record. SRG will send document to Terri for signature.
- Pigeon mitigation for 104B deck and 104D columns is needed. SRG is working on estimates from Leo's roofing and remodeling. The spikes need to match what has been installed at other building to be uniformed and effective. If Leo is unable to locate quality spikes, then we need to contact Jim Hooks to complete the project. SRG will research if the Grape spray dispensers might be a good alternative for bird mitigation.
- Excess landscaping pavers will be relocated under 102E. Terri discussed with owners, and they agreed to store these. SRG will work on a team to relocate for an additional workorder expense. Terri volunteered to assist with relocation. The pavers are very heavy and will take at least 2 people to relocate. If owners want to utilize a paver, they are welcome to them. Terri mentioned there might be an opportunity to sell at a garage sale.
- Terri explained on the backside of building 102 there is a need for gutter extension and additional heat cable. Water is pooling at the base of the footer and needs to be diverted. There was a question to either have extension above ground or bury them. SRG will follow up with Leo about estimate for the work for both options. At this time there does not seem to be an issue on the backside of 104 building.
- Kirk wanted to know more information about maintenance on I-70. Kevin L. stated the work on I-70 is unrelated to the Lake Hill Project. The Lake Hill Project is at a standstill from a recent email the Board reviewed. The Board asked SRG to forward this email to all owners. The main concern with the project is the traffic flow. Also, the town of Frisco has concerns about sanitation and sewage. This project is still years out and more updates will be discussed as they surface.
- Bob and SRG will work on scheduling a budget meeting in October. Bob would like to see the insurance expenses posted in the month we pay rather than split out as a post to pre-paid. This will be adjusted on the 2023 budget.

VIII. NEXT BOARD MEETING DATE

The next Board of Directors meeting will be schedule in late September.

IX. ADJOURNMENT

With no further business at 3:32 pm the meeting was adjourned.