

**THE POINTE at LAKE DILLON HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 8, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 9:05 am.

Board members in attendance via Zoom video conference were Terri Golden, Gladys Nieto, and Bob Tate. Representing Summit Resort Group were Kevin Lovett, and Kelly Schneweis.

A quorum was present.

**II. OWNERS FORUM**

Owners present via Zoom video conference were:

John Dudley #101F  
Lori Sullivan, #102D  
Frank Willems, #103A  
Kathie Ballah, #104E

**III. APPROVE PREVIOUS MEETING MINUTES**

Bob moved to approve the minutes of the March 23, 2020 Board Meeting. Terri seconded and the motion carried.

**IV. FINANCIALS**

Kelly reviewed the financials as follows:

Year to Date Financials

April 30, 2020 Financials

Operating Account Balance	\$4,924.40
Reserve Account Balance	\$108,348.15

April 30, 2020 Profit and Loss vs Budget reports \$46,240.39 of actual expenditures vs \$52,725 of budgeted expenditures, resulting in a \$6,484.61 favorable variance. It was noted the April reserve transfer was delayed and the actual favorable variance is closer to \$4,400.

A/R is good. SRG is working with a few owners to update automatic bank payments.

All reserve transfers have been made as of 5/28/20.

**V. MANAGING AGENTS REPORT**

Kelly reported on the following.

Project Update:

Completed

- Reinstalled street signpost
- Pigeon Spikes installed Building 103
- 102D – visual mold inspection and drywall repair
- Irrigation turn on
- Sprinkler head adjustment

Pending

- Repair dumpster enclosure
- Repair heat tape for drain in front of building 102.

**VI. RATIFY BOARD ACTIONS VIA EMAIL**

Terri moved to approve the following actions via email. Gladys seconded and the motion carried.

- 4/10/20 Tax Return (approved)
- 4/30/20 Pigeon Mitigation Building 103 (approved)
- 5/11/20 Vail Valley Pest Control – 6 treatments (approved)

**VII. OLD BUSINESS**

**APEAK Asphalt**

- The asphalt project anticipated start date is late June or early July. An owner inquired about more specific details about the contract plans and was encouraged to contact the contractor directly. SRG will send notification to owners including parking information.

**Cain Electric**

- Cain Electric is scheduled to inspect heat tape for building 102. The Board would like the drainage heat tape inspected.

**Building 101 Roof**

- Building 101 roof replacement is out for bid. SRG will present bids for both shingle and metal roof replacement to the Board for review.

**Building Decks**

- Bids were presented to the Board for review. The Board specified the work to be for building 101 only. SRG will inspect all decks with documentation to report back to the Board. It was noted that 101A deck is peeling and 101D deck is peeling on the back deck.

**Fire Sprinkler Repairs and obstructed sprinkler heads**

- WSFP annual inspection is scheduled for July 14<sup>th</sup> tentative. During inspection WSFP was asked to correct deficiencies from last year and provide a conformation inspection on those units previously listed with obstructed heads. Once list is confirmed, SRG will notify owners to remove blockage and make corrections.

**Heat Tape for Drain on Building 102**

- SRG will follow up with Cain Electric about heat tape concerns for building 102 drain. It was suggested to coordinate with APEAK and Cain Electric for a solution.

**VIII. NEW BUSINESS**

**102B and 103F Downspouts**

- There are reports of pine tree needles clogging the gutters and downspouts near 102B and 103F. The Board would like the drains cleared soon. There was discussion to inspect all gutters and downspouts. SRG will follow up with Scott for a proposal to present to the Board for review.

**Building 104F Deck**

- The deck at 104F needs repair. The deck has a small crack causing concern which does not appear to be a structural issue. A proposal to apply a heat weld patch from Turner Morris was reviewed. SRG will work on collecting additional bids to submit to the Board.

**Dumpster Support Posts**

- The dumpster support post repairs were discussed. Bob offered taking on the task to sand and paint the damaged areas around the posts. SRG will look into a metal fabricated option and collect bids for review. It was noted the metal should be flushed against the concreted and to measure 4-8 inches in height.

**Landscaping and owner workday**

- The property landscaping needs were discussed. Mulch will be touched up in various areas around the property. The backsides of all buildings need attention. It was suggested to have the owner workday on July 11th and to send owners notification including a list of areas to focus efforts. It was noted that tree removal may be necessary for fire mitigation near buildings 102 and 104.

**IX. NEXT MEETING DATE**

The next board meeting was not decided. The Board will discuss availability and select a date.

**X. ADJOURNMENT**

With no further business, at 10:05 am the meeting was adjourned.

Approved: \_\_\_\_\_ 9/18/2020 \_\_\_\_\_