

**THE POINTE AT LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 24, 2025**

I. CALL TO ORDER

The meeting was called to order at 2:05 p.m.

Board members in attendance by Zoom video conference were:

Bob Tate, President, 104C	Gladys Nieto, Vice President, 101A
John Dudley, Secretary, 101F	Terri Golden, Director, 102A
Kirk Bast, Director, 104F	

Owners present were:

Daniel Ballow, 102E	Frank Willems, 103A
Art & Kathie Ballah, 104E	Shawna Likes, 101B

Representing Summit Resort Group was Kelly Schneweis. A quorum was confirmed.

II. OWNERS FORUM

There were no owner comments.

III. APPROVE PREVIOUS MEETING MINUTES

Motion: Terri Golden moved to approve the March 18, 2025 Board Meeting minutes. John Dudley seconded and the motion carried.

IV. FINANCIALS

A. Monthly Financial Review

As of May 31, 2025, the Operating Account balance was \$3,692 and the Reserve Account balance was \$100,460.

The May 31, 2025 Profit and Loss reports \$81,823 of actual expenditures vs. \$90,855 of budgeted expenditures resulting in a favorable variance of \$9,032. There were savings in Legal & Accounting, Utilities, Heavy Equipment Snow Removal and Roof Snow Removal and overages in Insurance, Water, Fire Sprinkler Maintenance, Fire Sprinkler Monitoring, Repair & Maintenance and Grounds. Two Reserve Fund contributions have not been made this year. A/R was ahead by \$2,350 due to an owner who has prepaid their dues. The Owner Workday landscaping fee of \$200 was posted to every owner statement on January 1st. All owners are expected to contribute two hours of landscaping work and complete the 2025 Owner Landscaping Self-Reporting Form on the website. Reserve expenses totaled \$5,700 and \$2,640 will be paid in June for sprinkler repairs at 104B.

B. Capital Plan & 2025 Projects

Western Reserve Study Specialists is drafting the Capital Plan. The new Reserve Study will be updated based on the report.

V. RATIFY BOARD ACTIONS VIA EMAIL

1. 5/28/25 – Reserve Study Discussion set for 5/29
2. 5/15/25 Element Fire – 104B riser room relocate valves Approved
3. 4/30/25 Ascent Tree Spraying Approved
4. 4/23/25 Xfinity Bulk Agreement Renewal Approved
5. 4/7/25 102D leak rebill excess water use Approved
6. 4/7/25 Altitude Law Collections Policy Discussion set for 4/8
7. 3/31/25 Allied Security Cellular transition for Fire Rooms
8. 3/25/25 103 Garage Trim – Owner Responsibility
9. 3/12/25 Insurance Rule Revision – Grills Approved
10. 3/11/25 Tax Returns approved
11. 3/11/25 Special Assessment Notice – Draft email approved

Motion: John Dudley moved to ratify the actions via email. Bob Tate seconded and the motion carried.

VI. MANAGING AGENTS REPORT

A. Completed Projects

1. Dryer vent cleaning.
2. 104B fire suppression in crawl space and repairs.
3. 101 and 102 building heat tape replacement.
4. Irrigation was turned on.
5. Spring cleaning.
6. Fertilized grass.
7. Tree spraying.
8. Board property walk May 9th.

VII. OLD BUSINESS

A. 104F Deck Repair Corrections

The trim and paneling need to be finished and a drain needs to be installed. Kirk Bast will select a mat. All rotten decking has been removed.

B. 102A, 102F and 104A Front Door Stain

The doors at 102A, 102F and 104A need staining or paint. Terri Golden mentioned the doors on Building 101 needs to be reviewed as well.

Action Item: Kelly Schneweis will send out a sign-up sheet for owners interested in door staining and schedule the project with DR Custom in the fall.

C. Roof Replacement 102 and 104 Buildings Anticipated for 2025

Roof replacement for the 102 and 104 Buildings is anticipated for 2025. The roofs are original and there have been numerous leaks. Altitude Law will be contacted for an

estimate to amend the Special Assessment vote requirement. SRG will work on this and notify the Board by email.

There is not sufficient funding to do a single building without putting the Reserves in jeopardy. A \$5,000/unit Special Assessment for each of the two buildings will be necessary, even if one of the buildings is postponed. There will be saving of \$15,000 if both roofs are done at the same time. The Reserve balance as of the end of May was \$100,000 (about 21% funded). The cost to do the roofs individually would be \$80,000 each, plus other capital improvements for 2025 and 2025.

Action Item: Kelly Schneweis will work on scheduling the project with the vendor.

The process and quorum requirements for approving a Special Assessment were reviewed. It appears approval will be required from 2/3 of a 60 percent quorum of the ownership in person or by proxy is required.

D. BobbyCat Move Rock Back to Property

BobbyCat will be contacted about relocating the rock that was pushed across the street back near the entryway sign.

E. Reserve Study

The Reserve Study will be sent out with the Special Assessment information. The Reserve Study specialist initial site visit is expected in spring. Bob will notify Board members of the scheduled visit.

F. Collections Policy & Phone and Email Policy

The attorney is working on another revision.

G. Owner Workday

Kelly Schneweis reviewed and updated the Property Walk notes. The Board agreed to develop a list of sanctioned projects for owners to complete in order to receive a refund of their landscaping deposit. There was agreement that the 103 Building needs particular attention and the three islands should be on the list. The deadline for completion of the projects should be the end of July.

H. Sidewalks and Concrete

The sidewalk has been repaired many times but the materials do not hold and there are now cracks and holes. About 25 linear feet needs to be replaced. Adding another step to get to the front door could be an option. There is \$3,360 in the Reserve Study in 2025 for concrete work.

Action Item: Kelly Schneweis will obtain bids for adding a step and for full replacement.

VIII. NEW BUSINESS

A. Asphalt

A-Peak Asphalt provided a bid for patching (\$3,800), crack filling and seal coating (\$9,780) the parking lot. There was agreement to proceed with patching only this year.

Motion: Bob Tate moved to approve the asphalt patching bid. John Dudley seconded and the motion carried.

Action Item: Kelly Schneweis will schedule the project with A-Peak Asphalt.

B. Board Officers

Motion: Gladys Nieto moved to designate John Dudley as President and Bob Tate as Treasurer. Terri Golden seconded and the motion carried.

C. Owner List

Action Item: Kelly Schneweis will ensure the owner list on the website is updated.

D. Fire Mitigation

Action Item: Kirk Blast will contact Denver Water and the US Forest Service regarding fire mitigation on their land.

IX. NEXT BOARD MEETING DATE

The next Board of Directors meeting will be scheduled by email.

X. ADJOURNMENT

Motion: Terri Golden moved to adjourn at 3:44 p.m. John Dudley seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature