

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 9, 2024

I. CALL TO ORDER

The meeting was called to order at 3:02 PM.

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

Owners Present:
Frank Willems, 103A
Dan Ballow, 102E
Kevin McClain, 102F

Scott Wendland and Arthur Camire represented 102D owner, Mike Davis.

II. OWNERS FORUM

The following owner forum items were discussed.

III. APPROVE PREVIOUS MEETING MINUTES

John moved to approve the minutes from the March 20, 2024, Board Meeting. Bob seconded and with all in favor, the motion carried.

IV. FINANCIALS

SRG reviewed the financials as follows:

May 31, 2024, Financials

Operating Account Balance	\$9,391.62
Reserve Account Balance	\$65,543.67

May 31, 2024, Profit and Loss vs Budget reports \$77,059.14 of actual expenditures vs \$85,343 of budgeted expenditures. Please note we have not made all the Reserve Fund contributions to date. We are near 60% of the monthly reserve transfer.

Areas of significant expense variances were reviewed.

Accounts Receivable is ahead \$2,050.00

Bob commented the Reserves are not where we anticipated. We try our best to foresee our costs and some maintenance items are not always predictable such as the raccoon issue and roof water intrusion. The Board is watching spending closely to prepare for future roof replacements for 102, 104 and 101 buildings in the near future. The Board would like to avoid a special assessment, if possible, but if the roofs need to be replaced sooner, then that might have to be a discussion down the road.

RATIFY BOARD ACTIONS VIA EMAIL

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

a. 5/9/24 103B renter request for pet denied.

The motion was seconded by John, and with all in favor the motion carried.

V. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- Tree Spraying and fertilization
- 101B downspout repair and clean
- Owner Workday
- Additional SRG landscaping clean up around 101 Building
- 102E Raccoon mitigation
- 102F roof repair after leak from roof vent from raccoon damage
- 2023 Corporate Income tax return
- Property Walk
- Met with 102F to discuss inquiry to install drain

Pending

- 102F raccoon mitigation
- Dumpster door repairs
- Roof Inspection
- Tree removal
- 104F deck repair corrections
- 103D Exterior Window paint

VI. OLD BUSINESS

The following old business items were discussed:

- a. 104F Deck Repair Corrections were discussed. The owner requested deck corrections for aesthetic appearance. The deck has 3 different colors on the walking surface. The owner has a general idea of the preferred flooring material and would like the flooring to match the trim. The deck might still be holding water and needs a follow-up inspection prior to repairs.
- b. 102F Owner Request for Drain and ice concerns was presented to the Board. Kevin McClain provided a summary of the ice issue in front of 102F building. Kevin Lovett met with Kevin McClain and suggested 2 options. Option 1 is to add a grate to what exists further down the concrete drain pan. There is heat tape and a conduit further down and we are unsure if it connects to the existing. Option 2 is to add a drywell. Kevin McClain is looking for an economic plan. Suggested to make a soft cut in the concrete drain and make a 6-foot drywell. The only potential glitch is the electrical box. A drywell option should be considered. Terri was in favor of spending up to \$2,000 on this project if anticipated costs are \$1,000. Kirk questioned the effectiveness of these options. SRG will meet with Kevin McClain and request a utility locate.
- c. The Board would like SRG to get a bid from Kibray painting to stain the doors at 102A, 102F, and 104A.
- d. 102 and 104 Roof Replacement will be reviewed further. The Board would like a roof inspection with Leo and Cona Engineering
- e. EV Charging – Draft Policies were presented. There was a motion by John to approve the EV Charging Policies. Bob seconded and with all in favor, the motion carried.

VII. NEW BUSINESS

- a. 2023 Corporate Tax Return was previously emailed to the Board for review. Gladys moved to approve the annual tax returns. John seconded the motion and with all in favor, the motion carried. SRG will file the returns.
- b. Tree Removal and tree trimming was recommended around the property. Frank volunteered to use his chainsaw. Frank suggested scheduling tree maintenance for Thursday, July 25th. Branches

were approved to be placed in the common dumpster. Frank needs new chains and oil for the chainsaw. The Board agreed to pay for these items. Bob has an extension ladder if needed. Terri and Kathie marked trees the arborist suggested must be removed. The Board thanked Dan for his assistance with projects around the grounds.

- c. Dethatch and aerating grass were discussed. The Board decided to hold off to discuss further next season.
- d. 101 Building additional landscaping clean up was reported as being sufficient.
- e. 102D hot tub request and deck modification was discussed. The Board was concerned about the deck parameters, the hot tub placement and concrete pad. Bob stated the deck may not be expanded. The Board suggested screening is preferred.

Bob wanted more information about the weight of the hot tub. Scott will run a structural evaluation. Bob requested more information about the electrical design, with permitting. Scott will send conceptual drawings to the Board and the Board will review further. This project was not approved according to the plans submitted.

- f. 102F Raccoon mitigation was reported. A roof leak surfaced around the pipe jack and roof penetration. This was believed to be caused by raccoons chewing through the area. The roof repairs are complete. We didn't anticipate the raccoons being sealed in or out. The raccoons were reported to be trapped in the framed attic space. Three traps have been set. We believe the raccoons are climbing the tree in the middle courtyard near building 102. Kevin mentioned the raccoons chewed through the can light of his master bedroom. Kevin will work on the electricity repairs. The Board thanked Kevin for helping with mitigating.
- g. 102F interior repairs after roof leak – Kevin fixed everything. The drywall in the shower Kevin has already fixed. Less than \$200 in materials.
- h. 103 Building – exhaust is staining the horizontal beams above the garages. The Board would like to remind owners they are responsible for actively maintaining their system.
- i. 104D siding warping on upper section. Might be a carryover from the problematic gutter. Water may have gutter down the siding. Bob will inspect.
- j. Roof Inspection was discussed. The Board would like to conduct an inspection and maintenance plan. SRG will get a bid for the inspection and maintenance plan.
- k. Gutter and Downspout Cleaning was encouraged. SRG will get a bid for the work.
- l. Dumpster Gate Repairs – Dan repaired the dumpster door with lag bolts. The door is working.
- m. BobbyCat should help move rock back to property from across the street. This might have to wait until snow removal season when the skid steer is back on property.
- n. Corporate Transparency Act. This is required. We will keep it on the Agenda. Bylaws will need to be revised.
- o. Terri provided details about meeting with the Bay Club Board members this Thursday 7/11 to discuss the ATV lot on the corner. The lot and vehicles parked on the property need to be cleaned up. The lot is being rented by tenants and are not the owners.

VIII. NEXT BOARD MEETING DATE

The next Board of Directors meeting was set to October 15, 2024, at 9:00 am. This will be posted to the website.

IX. ADJOURNMENT

With no further business at 5:09 pm, Terri moved to adjourn. John seconded and the motion carried.