

**THE POINTE AT LAKE DILLON HOMEOWNERS ASSOCIATION
SPECIAL ASSESSMENT MEETING
August 14, 2025**

I. CALL TO ORDER

The meeting was called to order at 5:02 p.m.

II. INTRODUCTIONS

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

Owners present were:

Karen Zobro, 101A	Shawna Likes, 101B
Daniel Ballow, 102E	Andee Aaby, 101F
Kevin McClain, 102F	Frank Willems, 103A
Rhonda Denny, 103C	Honora & Donald Foley, 103D
Pegi Crates, 103F	Benedicte Jeansen, 104A
Lisa & Steven Kollar, 104B	Art & Kathie Ballah, 104E

Representing Summit Resort Group was Kelly Schneweis.

III. QUORUM

With units represented in person and proxies received a quorum was confirmed.

IV. SPECIAL ASSESSMENT VOTE OF THE OWNERS

John Dudley explained that the Special Assessment is required to fund the roof replacements for Buildings 102 and 104. The replacements were originally planned for 2025 and 2025 respectively but the Board determined there would be savings of over \$15,000 if both were done at the same time (\$166,000 separately versus \$149,000 for simultaneously). Bob Tate added that the Reserves are approximately 20% funded, which is considered a very low level. The Special Assessment will also fund seal coating and asphalt repairs, which will extend the parking lot life without full replacement. The level of Reserve funding, including the Special Assessment, will be approximately 86% after completion of the projects.

Owner questions and comments addressed the following:

1. Roof Contractor & Warranty Credits – Kevin McClain asked which contractor was selected and if shingle manufacturer warranty credits had been pursued. Kelly Schneweis said the Board was considering Leo's Roofing & Remodeling (contract not yet signed) and agreed to review warranty opportunities before finalizing. Kevin said he has had success obtaining credits and offered to assist.
2. Financial Impact – Dan Ballow requested a review of project costs and Reserve projections. Bob Tate stated that with the \$149,000 expense for the roofing project and seal coating, the Reserve balance at year-end 2025 would be approximately \$86,000.

Regular Reserve contributions should avoid the need for another Special Assessment for Building 101's roof in 2028.

3. Shingle Quality – Frank Willems inquired whether the new shingles would be Class 3 or Class 4. Kelly Schneweis said the contract had not yet been signed and this specification would be confirmed. He suggested trying to negotiate Class 4 shingles at no additional cost.
4. Workmanship Warranty – Frank Willems asked about the contractor's workmanship warranty. Kelly Schneweis confirmed there would be a five-year workmanship warranty and noted the contractor's long local history and prior experience with HOA projects.
5. Flat Roof Experience – Art Ballah asked if the contractor had experience with flat roofs. Kelly Schneweis confirmed they did.

Kelly Schneweis launched the online owner poll with the following question: "The Pointe at Lake Dillon Special Assessment amount is \$5,000 per unit, due by October 15, 2025. Do you approve this Special Assessment?"

Kelly Schneweis tallied the votes and announced the Special Assessment was approved by a vote of 18 in favor and 1 opposed.

Action Item: Kelly Schneweis will send invoices to all owners and coordinate with the Board to finalize the roofing contract, incorporating warranty opportunities, shingle grade and workmanship terms.

Action Item: SRG will offer ACH participants the option to include the \$5,000 Special Assessment in their October 15th HOA dues payment with written owner authorization.

V. ADJOURNMENT

Motion: John Dudley moved to adjourn at 5:36 p.m. Bob Tate seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature
