

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 18, 2020

I. CALL TO ORDER

The meeting was called to order at 9:06 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 Katie Kuhn.

A quorum was present.

II. OWNERS FORUM

There were no owners present.

III. APPROVE PREVIOUS MEETING MINUTES

Bob moved to approve the minutes of the June 8, 2020 Board Meeting. Gladys seconded and the motion carried.

IV. FINANCIALS

Katie reviewed the financials as follows:

Year to Date Financials

July 31, 2020 Financials

Operating Account Balance	\$13,632.37
Reserve Account Balance	\$115,653.60

July 31, 2020 Profit and Loss vs Budget reports \$79,884 of actual expenditures vs \$82,511 of budgeted expenditures, resulting in a \$2,626 favorable variance.

Areas of Variance

668 Roof Snow - \$2359 under budget

A/R is good! Negatives are prepaid, and all dues are current.

All reserve transfers have been made! Bob noted that the A-Peak Asphalt expense will be reflected on the August financials.

V. MANAGING AGENTS REPORT

Katie reported on the following.

Project Update:

Completed

- Annual fire sprinkler inspection
- Gutter clean outs
- Invoice paid/negotiated for less for JCI
- 102 D Drywall repairs and visual mold inspection
- Asphalt project – draining well!
- 102 drain heat tape replacement
- Fence by building 102 repaired

Pending

- 101 Deck staining is scheduled next week or week after
- Flat roof repair and secondary inspection. SRG is waiting on potential costs for the flat roof repair.
- Dumpster post repairs
- Stone façade updates – stones removed, cracks in wood posts are being repaired. The Board asked if SRG can have a log restoration company evaluate the wood for longevity and whether or not the posts are load bearing.
- Building 101 gutter downspouts will likely need to be adjusted.

VI. RATIFY BOARD ACTIONS VIA EMAIL

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

- 6/24/20 – Dumpster Post Approval
- 8/12/20 – Comcast Renewal

VII. OLD BUSINESS

- The Board asked if Johnson Controls has cashed the check for the fire sprinkler repairs. Katie will look into this and report back to the Board.
- The Board approved a Do Not Exceed figure of \$550 for repair to the 104 F deck by Turner Morris.

VIII. NEW BUSINESS

- The Board discussed assisting Otto with some personal expenses due to a very unfortunate circumstance.
- Renters with pets were discussed. The Board stated that anyone with service animals or an emotional support animal would be allowed to have them at the Pointe. Proper documentation still needs to be provided beforehand for the Board to review.
- Katie will draft the 2021 for Board review. The Board does not believe that an increase is necessary. If the building 101 roof needs replaced prior to when it is on the MCR, the Board will discuss a special assessment at that time.
- The Comcast agreement was renewed and upgraded equipment will be installed the week of October 5th. Owners will be notified.
- The Annual Meeting will be conducted via Zoom on December 5th.
- Katie will email the current Board meeting minutes out to owners before the end of the month.
- Frank Willems requested approval to move his boiler vent to the side of his garage instead of the front. The Board approved this request as long as Frank pays all expenses and uses a licensed and insured contractor. If permits are required, they will need to be pulled.

IX. NEXT MEETING DATE

The next meeting will be the annual on December 5th.

X. ADJOURNMENT

With no further business, at 9:59 am the meeting was adjourned.

The Pointe Homeowners Association

Board of Directors Meeting

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Approved: _____11/10/2020_____