

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 28, 2021

I. CALL TO ORDER

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

Board members in attendance by Zoom video conference were Terri Golden, Bob Tate, Kirk Bast, and Gladys Nieto. Representing Summit Resort Group was Kelly Schneweis. Owner present: Dan Ballow (102E),

A quorum was present.

II. OWNERS FORUM

There were no owners present to discuss owner forum items.

III. APPROVE PREVIOUS MEETING MINUTES

Bob moved to approve the minutes of the June 29, 2021 Board Meeting. Gladys seconded and with all in favor, the motion carried.

IV. FINANCIALS

Kelly reviewed the financials as follows:

August 31, 2021 Financials

Operating Account Balance \$10,930.92

Reserve Account Balance \$75,882.08

August 31, 2021 Profit and Loss vs Budget reports \$109,619.86 of actual expenditures vs \$112,133 of budgeted expenditures, resulting in a \$2,513.14 favorable variance.

Areas of significant expense variances were reviewed. There was a comment about heat cable driving the expense for utilities. Bob noted that the budget figure for heat cable should even out and come in close to budget at the end of the fiscal year.

A/R was reported to be in good standing and the August reserve transfer was made as of 8/31.

Terri wanted clarification on the 3-5% increase per the contract for Xfinity. It was noted the contract reads up to 5% annual increase. When we do the next budget, Terri would like SRG to look at the tree spraying and tree removal expenses. Bob noted that we could apply the tree spraying as a reserve expense if permissible.

V. RATIFY BOARD ACTIONS VIA EMAIL

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

- 7/10/21 Approval of 102D Rose Bushes
- 7/20/21 Approval of Pigeon Mitigation
- 7/20/21 Approval of WS Annual Inspection
- 8/21/21 Approval to pay Leo's Roofing and Remodeling Invoices
- 9/1/21 Approval of NW Roofing estimate for repairs

The motion was seconded by Terri. With all in favor the motion carried.

VI. MANAGING AGENTS REPORT

SRG reported on the following:

Completed

- Pigeon Mitigation

- 103F rock and mortar work
- 103F Gutter repair
- Concrete patch at 104 building
- Roof Inspection and repairs
- Gutter Cleaning
- Mulch – Kelsy
- Irrigation Blow Out
- Pest Control
- 102D roof trim/ fascia repair
- Fire Sprinkler System Annual Inspection

Pending

- 102 A/F and 104 A/F front door staining
- Dead tree behind 101 A/B

There was a comment about irrigation blowout. There is not an irrigation system, however Otto removes hoses and stores them in Gladys's garage. The Board discussed ways to improve irrigation setup for next spring.

It was noted that 102 A/F and 104 A/F front door staining is complete. The HOA will be responsible for \$50 of the painting expense while each unit owner will be responsible for the remaining \$150. Each unit owner will be sent a separate statement.

It was reported that 102D deck painting is the homeowner's responsibility after repairs. The painting will not be completed this year, however next year the deck will need to be painted to match.

The Fire Sprinkler System was noted to be grandfathered in, and no action is needed for the HOA to replace the antifreeze, which is good news for the association.

Terri would like an update about the pest control boxes and wants to make sure the boxes are picked up

VII. OLD BUSINESS

The following old business items were discussed:

- WS- 5-year internal review proposal was reviewed and discussed. SRG noted the insurance company did not have a requirement to complete this proposal for this fiscal year 2021. However, they did recommend if not completed in 2021, it must be completed no later than next year according to the Fire Code (NFPA). SRG will work on scheduling for next year.
- Drywell for diverting water in parking lot was discussed. The concern is cars blocking the water from properly draining primarily in front of building 102. It was noted in front of building 103, vehicles are being parked in tandem roughly about 3 in a row which will cause an issue for plowing. Kirk suggested getting a consultation about drainage and how the parking lot affects snow removal. The Board is concerned about slip and fall claims. Kirk would like an expert to come out to determine if a drywell is needed.
- A "No Parking" sign currently posted with certain time restrictions was discussed. The Board would like this sign updated to read NO Parking During Snow Removal Season. SRG will look at the signs and discuss further with the Board. This may require a rule revision on permissible vehicles. The Board would like those owners who rent their unit, to be notified of vehicle restrictions stating no more than 2 vehicles for guests.
- There are two units that are rented, and Terri will provide information to SRG for notification.
- There was a discussion about tenants having pets. The Board confirmed that pets are permitted to owners only. There was a suggestion to purchase a sign for the berm area for no pet feces.
- 101 A/B tree has been removed. This item was not discussed.

VIII. NEW BUSINESS

- Parking Discussion – There was discussion about parking and permitted number of vehicles. The Board discussed allowing 2 vehicles per unit max. Also, the Board would like to notify owners in 102 and 103 about

snow removal and ice build up concerns and to make sure owners are aware to move vehicles due to lack of sunshine to allow for proper ice melting. Owners are encouraged to use their garages as the primary parking spot for their property.

- A snow removal proposal from BobbyCat was reviewed. It was noted the rate increased \$20 per month. The Board agreed the contractor has provided adequate service throughout the years. The Board approved the BobbyCat snow removal contract unanimously for 2021-2022 season. SRG will notify contractor of approval.
- Annual Meeting Prep – The previous meeting site for the Annual Meeting was Frisco Town Hall which is not available. SRG will look into rates for the Library and Senior Center and report back to the Board. The Board anticipates about 12 homeowners in attendance.
- SRG will connect with Bob to discuss the budget prep for next year. It was noted that the Building and Grounds line item on the general ledger will need to be reviewed.
- There was a comment that Otto will work with Frank on adding the gutter extensions in preparation for winter and allow for proper drainage.
- Dan Ballow joined the meeting later and commented about the downspout being clogged in front of his unit. Terri reported a new gutter and downspout with heat tape was installed. Dan was asked to monitor the downspout for efficiency.
- It was noted that Bob Tate's term is up for re-election.

IX. NEXT BOARD MEETING DATE

The next Board of Directors meeting is to be determined. The Annual Owner's Meeting is scheduled on December 4, 2021 to be held in person. Location to be determined.

X. ADJOURNMENT

Gladys motioned to adjure. The motion was seconded by Bob and with no further business at 10:07am the meeting was adjourned.