

**POINTE AT LAKE DILLON ASSOCIATION
ANNUAL MEETING
December 4, 2021**

I. CALL TO ORDER

The Pointe at Lake Dillon Association Annual Meeting was called to order at 9:00 a.m. via Zoom videoconference.

II. ROLL CALL

Board members present were:

Terri Golden, President, #102A
Gladys Nieto, Vice President, #101A
Kirk Bast, #104F
Kevin McClain, #102F
Bob Tate, Secretary/Treasurer, #104C

Owners present were:

Karen Zobro, #101A
Rickland & Shauna Likes, #101B
John Dudley & Andee Aaby, #101F
Frank Willems, #103A
Benedicte Jeanson, #104A
Kathie & Art Ballah, #104E

With 13 units represented in person or by proxy, a quorum was confirmed.

Representing Summit Resort Group were Kevin Lovett, Paul Fretz and Kelly Schneweis. Sarah Woodward of Summit Management Resources was recording secretary.

III. OWNER'S FORUM

Benedicte Jeanson asked about the bill for the front door maintenance. Kelly Schneweis said that she will check on the bills and re-send to all owners as needed.

IV. REVIEW MINUTES OF LAST MEETING

Motion: Gladys Nieto moved to approve the December 5, 2020 Annual Meeting minutes as presented. Terri Golden seconded and the motion carried unanimously.

V. TREASURER'S/FINANCIAL REPORT

A. Balance Sheet

Bob Tate reported that as of October 31, 2021, the Association had \$10,784 in the Operating account and \$80,323 in the Reserve Account.

The P&L statement reflected \$138,689 of actual expenses versus budgeted expenses of \$137,218, resulting in an \$1,471 unfavorable variance to budget. Grounds was \$3,169 unfavorable to budget. Services included tree spraying and tree removal.

B. Income Statement Year-to-Date

The Reserve Balance is projected to be \$89,556 by the end of the year.

C. 2022 Budget Ratification

The 2022 Budget as drafted did not include a dues increase. An increase is anticipated in 2023 due to the roof replacement which currently we assume will commence in 2024. Kelly Schneweis noted increases in Insurance, Cable TV, Trash and Grounds and decreases in Snow Removal, Fire Sprinkler Maintenance, General R&M and Reserve contributions.

Motion: Terri Golden moved to ratify the 2022 Budget as presented. Shauna Likes seconded and the motion carried.

D. Capital Plan Review

Anticipated 2022 expenditures include heat tape, deck staining and required sprinkler maintenance. The asphalt area in front of Building 103 needs maintenance. The bid is \$67,000. The Board discussed whether the asphalt or roof project is a higher priority. Cost estimates are being obtained. Deck staining occurs every three to five years as needed.

VI. MANAGING AGENT'S REPORT

Kelly Schneweis reviewed completed and pending projects.

A. Completed Projects

1. Completed the annual inspection and testing of the fire alarm.
2. Completed the annual inspection of the fire sprinkler and backflow.
3. Inspected and repaired the roof.
4. Completed gutter repairs, downspout extensions and addition of heat tape.
5. Stained the doors of 102 A/F and 104 A/F.
6. Installed pigeon spikes at 102 and 104.
7. Completed tree removal.
8. Upgraded the Comcast service.

B. Pending 2021 Projects

1. Dryer vent cleaning.

C. Pending 2022 Projects

1. Deck staining at select units.
2. Asphalt maintenance at Building 103.
3. Five-year fire sprinkler internal inspection.

Art Ballah requested servicing and cleaning of his dryer vent.

VII. OLD BUSINESS

There was no Old Business.

VIII. NEW BUSINESS

A. *Owner Workday Discussion*

Kelly Schneweis said that the Board has been trying to organize an owner workday to address projects around the property. Some other properties require owners to attend or provide proof that they have done work at the property or pay a fee in lieu of attending. All meeting attendees were favorable to instituting a program like this and the Board will discuss its implementation and determine fees.

B. *Fire Alarm/Knox Box*

Terri Golden discussed the fire alarm in Building 101 that was triggered twice without an incident. She asked that the Association and SRG have access to the Knox box if the alarm goes off again in the future without a fire. SRG will follow up with Western States Fire and have them inspect the alarms. SRG noted the association Declarations suggests the entire property should be on a Master Key System which is not the status of most units. SRG will complete a lock inspection and follow up with the Board and will continue to pursue the Knox box suggestion.

C. *Owner Education*

Information was provided in the meeting packet regarding insurance. The policy deductible is \$5,000. Kelly Schneweis reminded owners that the Association insurance is included in the dues. She recommended that owners give a copy of the insurance letter to their personal insurance companies. The Association insurance does not cover personal content inside of units. All Association documents are available online on the website www.srghoa.com.

D. *Lake Hill Property Update*

Kelly Schneweis said that a new workforce housing complex is planned on the Lake Hill parcel. There will be a meeting on Monday to discuss how this will impact the community. Terri Golden said that there will be an open house on December 12th at the Frisco Senior Center from 11:30 a.m. - 1:30 p.m. and 4:30 - 6:30 p.m.

E. *Parking – Snow Removal & Two Cars*

Kelly Schneweis said that parking has been an issue in the past and it impacts snow removal. It has been decided that two cars per unit should be sufficient. Terri Golden encouraged owners to use their garages. Kelly Schneweis said that SRG will install signs identifying no parking zones during plowing.

F. *Other Discussion*

Gladys Nieto asked for extra signs to be installed reminding pet owners to clean up after their animals and to use the appropriate spaces. Kelly Schneweis will order signs regarding pets and parking.

IX. ELECTION OF DIRECTORS

The term of Bob Tate expired and he was willing to run again.

Motion: Terri Golden moved to re-elect Bob Tate to the Board. The motion was seconded and carried.

X. NEXT ANNUAL MEETING DATE

The next Annual Meeting will be held on Saturday, December 3, 2022 at 9:00 a.m.

XI. ADJOURNMENT

The meeting was adjourned at 10:37 a.m.

Approved By: _____

Board Member Signature

Date: _____