

**POINTE AT LAKE DILLON ASSOCIATION
ANNUAL MEETING
December 6, 2025**

I. CALL TO ORDER

The Pointe at Lake Dillon Association Annual Meeting was called to order at 9:09 a.m. via videoconference.

II. ROLL CALL

Board members present were:

John Dudley, President, #101F

Bob Tate, Treasurer, #104C

Kirk Bast, Director, #104F

Gladys Nieto, Vice President, #101A

Terri Golden, Director, #102A

Owners present were:

Karen Zobro, #101A

Linda & Dan Ballow, #102E

Benedicte Jeanson, #104A

Margaret Blast, #104F

Andee Aaby, #101F

Honora & Donald Foley, #103D

Kathie & Art Ballah, #104E

With units represented in person and five by proxy, a quorum was confirmed.

Representing Summit Resort Group (SRG) were Kelly Schneweis and Kevin Lovett. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

III. OWNER'S FORUM

Owner comments addressed the following topics:

1. Roof Replacement Billing – Kelly Schneweis confirmed that the final payment is still pending
2. Snow Removal – There were several comments about snow accumulation and areas where ice forms, especially around the dumpster enclosure and recycling bins. Kelly Schneweis has spoken to the shoveling contractors about keeping areas cleared.
3. Owner Workday – There was a comment regarding the need for clarification of tasks and sign-ups to prevent duplication of effort.
4. Hot Tub Removal/Replacement – Permits are required for hot tub replacement but not for removal.
5. Temperature Monitoring – There was discussion about options for monitoring indoor temperatures to prevent freeze damage. The recommendation was to use a monitoring device (tempstick.com) that sends alerts if the interior temperature drops below a set limit.
6. Water Shut-Off Valves – There was a question about valve identification and how to shut off water quickly in the event of a leak. Kelly Schneweis will review the valve markings.
7. Inspection Costs – There was discussion about the increasing cost for fire suppression inspections, particularly the extensive 20-year sprinkler head inspection cycle, and a recommendation to obtain competitive bids.

8. Utility Room Access – There was a request to ensure snow is shoveled regularly to provide access to the utility rooms.
9. Meetings – There was discussion regarding returning to in-person Annual Meetings or offering hybrid options.

IV. REVIEW MINUTES OF LAST MEETING

Motion: John Dudley moved to approve the December 7, 2024 Annual Meeting minutes as presented. Gladys Nieto seconded and the motion carried.

V. TREASURER'S/FINANCIAL REPORT

A. Balance Sheet & Income Statement

Kelly Schneweis reported that as of October 31, 2025, the balances were \$2,564 in Operating and \$157,953 in Reserves. There was an overall favorable variance of \$2,922 (4%). There were savings in Utilities (\$1,105), Heavy Equipment Snow Removal (\$980) and Repair & Maintenance (\$955) and overages in Insurance (\$3,108), Water (\$1,071) and Fire Sprinkler Monitoring (\$3,708). One Reserve transfer of \$4,787 has not been made.

B. 2026 Budget Ratification

The 2026 Budget includes a total increase of \$16,056 in expenses and a dues increase to \$760/unit/month. The most significant increases were in Insurance (\$12,054), Fire Sprinkler Maintenance (\$1,200) Water (\$600), Cable TV (\$1,162), Management Fee (\$1,656) and the Reserve contribution (\$1,728). There were decreases to Snow Plowing (\$940) and Fire Systems Monitoring (\$1,388).

Since the 2026 Budget was not vetoed by a majority of the membership, it was deemed ratified.

C. Capital Plan Review

Kelly Schneweis provided an overview of the Reserves position and expenditures completed in 2024 and 2025. The starting 2024 Reserve balance was \$80,156, total contributions for the year were \$137,888 and total expenses were \$25,910. The starting 2025 Reserve balance was \$100,513. Total contributions are projected to be \$57,444 and \$120,000 was collected for the Building 102 and 104 roof replacement project. Total expenses are projected to be \$186,134. The starting 2026 Reserve balance is projected to be \$91,823, total contributions for the year are budgeted for \$59,167 and total expenses are budgeted for \$40,500 for an ending balance of \$110,490.

VI. MANAGING AGENT'S REPORT

Kelly Schneweis reviewed completed and pending projects.

A. Completed Projects

1. Annual fire alarm testing and inspection.
2. Annual fire sprinkler system and backflow inspections.
3. Valve replacement in 101 Building fire suppression system.

4. Cellular monitoring of the fire suppression panel.
5. Roof replacement on 102 and 104 Buildings.
6. Damaged heat tape replacement on 102 and 104 Buildings.
7. Gutter and downspout cleaning for all buildings.
8. Installation of snow stakes around the property.
9. Approval of the revised Collection Policy.
10. New HC3 recycling signs for dumpster area and totes.
11. Replumbed the 104B crawl space check valve into the riser room.
12. Cleaned the dryer vents (this may actually have been completed in 2024 and the invoice was paid in 2025).
13. New Reserve Study.
14. New trash agreement.
15. Touched up siding paint on 102 and 104. The doors will be stained in the spring (at owner expense of \$330).

B. Pending

1. Final payment of \$78,585 for roof replacement.

C. 2026 Projects

1. Deck repair 104F.
2. Concrete repairs.
3. Asphalt crack fill and seal coating.

VII. OLD BUSINESS

There was no old business.

VIII. NEW BUSINESS

A. Owner Education

Kelly Schneweis gave a demonstration of the Association website (www.srghoa.com) functionality. Owners can access meeting minutes and notices, financial reports, the self-reporting form for owner work completed, all governing documents, policies and insurance information.

B. Insurance Deductible

The Master policy deductible is currently \$10,000. The Board is considering raising it to \$25,000 at the next renewal to limit the number of small claims. Owners would be able to obtain coverage for the deductible through their individual HO6 policy.

C. Management Agreement Renewal

The Management Agreement renewal includes a 5% fee increase to address rising costs for staffing and operations.

Motion: John Dudley moved to approve the Management Agreement renewal with a 5% fee increase. Gladys Nieto seconded and the motion carried.

IX. ELECTION OF DIRECTORS

The terms of John Dudley and Terri Golden expired and both were willing to serve additional terms. There were no other nominations received prior to the meeting or from the floor.

Motion: Gladys Nieto moved to re-elect John Dudley and Terri Golden. Kirk Bast seconded and the motion carried.

X. NEXT ANNUAL MEETING DATE

The next Board Meeting is scheduled for March 26, 2026 at 11:00 p.m. Per the agenda, the next Annual Meeting will be held on Saturday, December 5, 2026.

XI. ADJOURNMENT

Motion: John Dudley moved to adjourn at 10:44 a.m. Benedicte Jeanson seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____