

THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 18, 2019

I. CALL TO ORDER

The meeting was called to order at 8:58am.

Board members in attendance in person were Terri Golden, Gladys Nieto, and Bob Tate. Representing Summit Resort Group in person was Katie Kuhn.

A quorum was present.

II. OWNERS FORUM

No owners, other than board members, were in attendance.

III. APPROVE PREVIOUS MEETING MINUTES

Terri moved to approve the minutes of the September 20, 2018 Board Meeting. Bob seconded and the motion carried.

IV. FINANCIALS

Financials were reviewed as follows;

February 28, 2019 Financials

Operating Account Balance	\$17,975
Reserve Account Balance	\$46,959

February 28, 2019 Profit and Loss vs Budget reports \$23,001 of actual expenditures vs \$23,176 of budgeted expenditures, resulting in a \$174 favorable variance. There were no major areas of variance.

A/R is good – only 101D has not paid for their lighting. Dues are current and many owners have prepaid their special assessment.

All reserve transfers have been made.

V. MANAGING AGENTS REPORT

Katie Kuhn reported on the following;

Project Update:

Completed

- Insurance renewed
- Tax returns filed
- Snow plowing and relocation – sod repair will need to be done, but it was noted that part of the damaged area is not the Pointe's property, so repairs don't need to be extensive in the area past the trees.
- Annual fire sprinkler and alarm inspection
- Annual backflow inspections
- Exterior vent inspection 103C
- Roof snow removal

VI. RATIFY BOARD ACTIONS VIA EMAIL

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

- 3/18/19 Insurance Renewal (Approved)
- 3/28/19 2018 Taxes (Approved)

VII. OLD BUSINESS

- There was no old business to discuss.

VIII. NEW BUSINESS

- Fire Sprinkler Repairs – WSFP has provided a bid, and Tri-County is working on one for the deficiency work. Bob noted a photo of a sprinkler head in his unit that looked like it had a past leak. Katie will ask Tri-County to take a look if they visit the property.
 - Western States
 - Tri-County Fire
- 2019 Capital Projects
 - Asphalt Project - \$55,000
 - Crack Fill - \$1,000
 - Dryer vent cleaning \$1,450
- Vent Issues
 - 102D missing roof cap - \$245 to replace (approved)
 - Mechanical Vents
 - Caps are rusting
 - \$750 to replace
 - Rusted metal pipe
 - \$175 to replace piping
 - Add insulation: \$95

The Board determined this is an owner expense. Katie will tell 103C.

- Tree Spraying for \$1,270 was approved.
- There's no update on the bike path behind Bay Club.
- The tree located in the island by 103c and D is very brown, and should be assessed.
- The owner work day is June 15th. Katie will email owners.
- The Board is working on a Spring Update to owners, and will have Katie send out when complete.

IX. NEXT MEETING DATE

The next board meeting will be October 1st at 9am.

X. ADJOURNMENT

With no further business, at 9:42am the meeting was adjourned.

Approved By: _____

Board Member Signature

Date: _____