

**THE POINTE AT LAKE DILLON
BOARD OF DIRECTORS MEETING
NOVEMBER 29, 2012**

MINUTES

1. **Called to Order.** The meeting was called to order at 5:15 p.m.
2. **Attendance and Quorum.**
 - A. Board Members In attendance were Phillip Tresch, Wendell Hughes, and Terri Golden. A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese (via phone).
 - C. Also in attendance was Tom Watkins (unit 101D).
3. **Board Member Appointment.** At the previous meeting, Tom Baranowski and Terri Golden were appointed to the Board. There is only one vacancy (Mike Gradassi) and only one person can be appointed to fill the term. It was decided that both Tom and Terri would be on the Board with Phillip. Wendell agreed to be a non-voting member and was duly appointed. Tom will fill the remainder of Mike's term and assume the duties of President. Phillip will remain Vice President. Terri will fill the remainder of Wendell's term and assume the duties of Secretary/Treasurer.
4. **Owner Forum.** Tom Watkins stated he had some questions and would like some clarification on financials, etc. His main concern was not being able to read some of the numbers. Areas that are highlighted are illegible and he asked if the font color could be changed vs. highlighting the area. This has been tried but has not worked. It was suggested that no colors be used and any negative numbers be indicated with a negative sign (-) or put in parentheses. Tom also asked if the format on the MCR could be adjusted to make it larger. He pointed out that the description column could be narrower (abbreviations can be used) gaining about an inch. If the font is enlarged and the line height altered, it should all still fit and be readable. It was noted that Mountain Managers has tried many times to alter the format without success but will try again.
5. **Approval of Minutes from the 5/19/12 and 10/25/12 Board Meetings.** A motion was made, seconded, and passed to approve the minutes as written.
6. **Repair and Maintenance Report.** Phil reviewed the report covering the period of 05/12 through 10/12. It was noted that the staining of back decks on building 103 was the final payment. The first coat of stain was applied last year and was finished this year. Terri noted that there is an Aspen tree that was not removed by the front patio of 102B. It is too close to the building. The tree is about 2" in diameter and Mountain Managers will remove it.
7. **Financial Report**
 - A. October financials were reviewed. Dues payments were \$4,182 ahead of budget. Total income was \$4,226 to the good. On the expense side, utilities were well below budget, trash was under budget, repair & maintenance was over budget, and due to repairs, the fire sprinkler maintenance was over budget. The rest of the expense items were at or under budget. Year-to-date, the HOA showed a net surplus of \$3,594.

The balance in the checking account was \$7,788.39 and the money market account balance was \$22,169.38.

There is one delinquency and the owner is on a payment plan – payments are current.

B. 2013 Operating Budget

Expenses are based on the current dues structure (no increase) and are projected at \$115,200. Expenses are projected at \$85,484 (\$1,251 less than budgeted in 2012) resulting in a cash flow of \$29,716. With \$28,512 allocated for reserves, this leaves a net of \$1,204.

It was explained that the Board approves the budget and it is then sent out with the Annual meeting notice. Owners are asked to ratify the budget at the HOA meeting. The Board has the authority to increase dues up to 25%. Tom stated that as much communication and transparency as possible would be appreciated. Terri noted that some HOA's anticipate rising costs by doing an automatic dues increase each year. There are HOA's who prefer to assess for all large expenditures and others try to pay everything with dues. Most do a combination of both. Very few can accrue enough money to do something as large as a roof replacement or total repaving. Historically, Pointe at Lake Dillon has tried to fund as much as possible through dues and avoid assessments.

Dues were increased in 2009 and it was the consensus of the Board that no dues increase would be done at this time. With no amenities, they feel dues are high enough. It was pointed out that per square foot, dues are not out of line but if they go much higher, it could become an issue. No one wants to see dues so high they are a deterrent to prospective buyers.

To fund the MCR 100% is not feasible and would require a yearly contribution of \$34,627. The HOA currently puts almost \$28,500 per year which is a very high percentage. The building has reached a point (age) where maintenance items need to be addressed but once they are done, things should be in good shape. A couple of assessments may be needed to get through the big projects and then the HOA should be back on track.

Paving and cement are big expenses and will require an assessment. \$13,500 is budgeted for gutters but this may not be needed. Gutters will probably be done as needed (not all at once) and should be paid for out of the operations budget vs. the MCR unless they are all replaced at one time. When asphalt is done (scheduled in 2 years), an assessment will be needed. Some work has been done to address drainage issues and to help put this off for a little while. It's not a good idea to do the asphalt in the same year as painting. It may be possible to defer garage door replacement by replacing panels instead of the entire door.

The Board makes decisions on what needs to be done and when to do it. The MCR is not written in stone and can be adjusted as necessary. It's the Board's obligation to plan, fund, and communicate. Upcoming projects are discussed each year at HOA meetings. Asphalt will be looked at again. Mike Gradassi had been keeping an eye on this and felt it needs to be done. Mike had also noted that the property

between the Pointe and the Holiday Inn is going to be developed and hoped to possibly piggy back on asphalt work. This is an "iffy" proposition and should not be counted on. If some asphalt is still good, repaving could be done in 2 phases. This is evaluated each year and the MCR revised if needed. The front of the dumpster is one of the bad areas. Plans to move the dumpster away from unit 102 have been previously discussed. Options on this and asphalt work will be discussed at the upcoming HOA meeting on 12/15. Terri noted that she will not be able to attend the meeting and Phillip intends to participate via conference call. It's not known whether or not Tom will be able to attend but at least one Board member should be there in person. If Tom is unable to attend, Phillip will be there. It's not possible to change the date at this time.

A motion was made, seconded, and passed to approve the 2013 budget.

8. **Old Business.**

- A. Garage doors: Panels are available at \$200 each. The panels on building 103 need to be replaced but the other buildings look good at this time. Garage doors will be looked at annually and done as needed. It was suggested that the bottom rubber strips be checked and replaced if necessary (cheaper than panels).
- B. The Comcast agreement was automatically renewed for a five year term on 11/15/12.

9. **New Business**

- A. The agenda for the 12/15 Semi Annual Meeting was reviewed. Possible dues increases or assessments will be discussed under financials. It is recommended that one of the Board members address this issue rather than Mountain Managers. Phil will go over what's coming up and then one of the Board members can address the issues. If the MCR funding percentage is kept in the 30's, this should preclude negative numbers.
- B. Gutter clean out (\$500) was approved and will be scheduled with Gore Range. It was noted this should be done at least annually. Terri asked that Mountain Managers make sure the contractor shows up as scheduled. She noted two previous occasions when contractors failed to show up on the appointed day.
- C. Mountain Managers has looked at irrigation and they believe they can put it in for about \$1,500 (for the front only). The same pipes can be used. The line would be buried and pop up heads installed. All felt this was a good idea and a final decision will be made in the spring. The lawns will continue to be watered the same as always until a decision is made.
- D. Terri asked about a list of homeowners and contact information. It was explained that the Board has access to an owner list for HOA associated use. Mountain Managers does not publish owner information that is not a matter of public record without owner permission. In accordance with CCIOA, "a membership or any part thereof may not be obtained or used by any person for any purpose unrelated to a unit owner's interest as a unit owner..." CCIOA also prohibits the use of membership lists for soliciting money or property or for commercial purposes. While

most owners abide by this, there are always a few exceptions. Mountain Managers has found that quite a few owners are reluctant to provide phone numbers, e-mail addresses, etc. unless they are assured that they will not be published. Mountain Managers is working to create separate owner lists for HOA's listing information that is a matter of public record (name, address, unit number) and any personal contact information that owners agree to have published. This is a slow process but is ongoing at this time.

- E, The rock salt that was dumped in piles on lawns, etc. was talked about. Mountain Managers has reprimanded the responsible employees and instructed them in the proper use of salt. If this happens again, please contact Mountain Managers immediately.
- F. Rebuilding the dumpster doors will cost about \$2,500. Mountain Managers did not want to proceed if moving the dumpster is being considered. The current doors will be fixed. When the HOA is ready to move the dumpster, options can be looked at for a new enclosure. All liked the enclosure at Timberline Cove but the Pointe does not need one this big. Timberline Cove shares the enclosure with Mountain Meadows.

10. **The Next Board Meeting** will be scheduled after the HOA meeting.

11. **Adjournment.** A motion was made and seconded to adjourn the meeting at 6:50 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

3-27-13

Phillip Tresch, Vice President

Date