

**THE POINTE AT LAKE DILLON
BOARD OF DIRECTORS MEETING
MAY 24, 2014**

MINUTES

1. **Called to Order.** The meeting was called to order at 9:12 a.m.
2. **Attendance and Quorum.**
 - A. Board Members In attendance were Terri Golden, Phillip Tresch, and Regina Foley. A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese.
3. **Approval of Minutes from the 4/3/14 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
4. **Repair and Maintenance Report.** Phil reviewed the report covering the period of 11/13 through 3/14. Completed items included completion of the dumpster enclosure and installation of a door and latch on the dumpster enclosure, water mitigation in the crawl spaces of building 103, gutter cleaning and replacement of 782 feet of heat tape, connecting 9 new runs of heat tape along with inspection and repair/replacement, and roof snow removal. It was noted that Karbowski should have turned off the heat tape. Mountain Managers will check and if it has not been done, they will turn off the heat tape.
5. **Financial Report**

April financials were reviewed. Year-to-date, income was \$2,824 ahead of budget. On the expense side, most items were under or close to budget. Roof snow and heavy snow removal were over budget. Overall, the HOA was over budget on expenses \$1,864 year-to-date and showed a positive net of \$962.

The balance in the operational checking account was \$1,820.01 and the money market (reserve) account balance was \$11,054.91 (this is low). There were no delinquencies.

The MCR has been updated and funding percentages were looked at. These continue to decrease and as discussed at past meetings, assessments cannot be avoided. Asphalt work cannot be postponed indefinitely and painting needs to be done. Asphalt work can be done in two phases. After discussion about assessment amounts and due dates, the Board resolved to do an assessment of \$2,000 per unit this year (due not later than 12/31/14) and then another assessment in 2016. It is hoped that the 2nd assessment will be about the same or lower but the amount will be determined at a later date. This will be discussed at the HOA meeting following this Board meeting.
5. **New Business.**
 - A. Signs on the property: The Declaration permits one Real Estate sign per unit on the property.
 - B. Phillip will be marking the black top to show what needs to be done (where the 4' wide cement pad should be; areas for spot elevations, etc.) Proper grading has

never been done and this issue needs to be addressed. Once Phillip has completed the marking, contractors will be able to bid accurately and all will be bidding the same thing. Bids should be obtained as early as possible. If bids can be obtained early, it may be possible to schedule early in the season (2015) and therefore get a better price.

- C. There have been complaints received about the cooking odors emanating from one of the rental units. While this may be offensive to some, it is not a violation of any Rule. It was also noted that the same unit had a vehicle that leaked oil on to the asphalt that was never cleaned up. There is also an oil spill in the garage. The oil issues were caused by a previous tenant. Terri will write a letter for the owner including pictures and forward this to Mountain Managers to send to the owner.
6. **The Next Board Meeting** will be scheduled after the HOA meeting.
7. **Adjournment.** A motion was made and seconded to adjourn the meeting at 10:12 a.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

6/2/14

Regina Foley, President

Date