

**THE POINTE AT LAKE DILLON
BOARD OF DIRECTORS MEETING
JUNE 15, 2013**

MINUTES

1. **Called to Order.** The meeting was called to order at 9:30 a.m.
2. **Attendance and Quorum.**
 - A. Board Members In attendance were Tom Baranowski and Terri Golden. Wendell Hughes (non-voting Board member) was also in attendance via conference call. A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese (via phone).
3. **Approval of Minutes from the 11/29/12 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 11/12 through 4/13. Completed items included gutter cleaning, replacement of the flat roof, water restoration due to a broken shower valve in 104C, water restoration and repair of frozen pipes in 103A.

Questions were asked on the insurance claim for the broken shower valve. Whether or not this is an owner responsibility depends on where the valve is located. It was noted that the HOA was reimbursed for almost all the money spent. The HOA paid out \$8,839 year-to-date and has been reimbursed \$11,343. \$3,494 of the reimbursement was from last year but paid in January.

At this time Frank Willems (unit 103A came in). He explained he needed access to his unit's water shut off valve. The door was supposed to be left open for him at 8:30 a.m. but he found it locked. He called Mountain Managers' emergency number and left a message but received no call back. He noted that he had a major water leak several months ago (circulation pump). Repairs were made by Countywide but drywall work has not yet been completed. The water has been turned off to the unit and Frank wanted to make sure all leaks were repaired before proceeding with the rest of the work. His plan was to turn the water on and check everything out over the weekend. He had spoken with Susan and made arrangements to have the access to his unit's water shut off valve open. Phil made some phone calls and discovered the door had in fact been unlocked the night before. Why it was locked this morning is unknown but it's possible someone noticed it was open and locked it. Phil arranged for a staff member to meet Frank at the unit and unlock the door. Frank was concerned that if this had been a real emergency (major leak, etc.) it could have been an issue if the emergency call was not returned. Mountain Managers will check and find out what happened and why the call was not returned. This is not a usual occurrence and calls are generally returned immediately.

Returning to the insurance discussion, Tom noted he wasn't too concerned as long as the HOA was reimbursed. If there is a leak/frozen pipes, etc. Mountain Managers must get repairs made immediately. The invoice goes to Mountain Managers and is made out to the unit number. Owners are billed when the cost is their responsibility. If they do not have insurance to cover the cost, they are billed on their HOA statement. This is treated like any other assessment and is subject to the collection policy.

5. **Financial Report**

April financials were reviewed. Year-to-date, dues payments were \$367 ahead of budget and total income (including insurance reimbursement) was ahead of budget \$11,719. On the expense side, repair and maintenance, heavy snow removal, and roof snow removal were under budget. Fire sprinkler monitoring was over budget but this is generally a timing issue. Overall, the HOA was over budget on expenses \$6,213 year-to-date but with the insurance reimbursement, the bottom line shows a positive net of \$5,505.

Terri (treasurer) asked if Mountain Managers keeps a file of all bills, statements, etc. and whether or not she should be checking these. Mountain Managers keeps all of this information for a period of 7 years and it can be reviewed by any owner. The financial details are posted on the website (assets, monies spent, payments received, deposits, etc.) but individual invoices are not posted. If Terri wants to review any records, she just needs to call Hadley or Lisa and let them know when she would like to come in.

A possible special assessment for asphalt work is an agenda item for the HOA meeting. Owners must vote on any assessment with 2/3 of the votes of members who are voting in person or by proxy approving the assessment. No vote is needed today but it should be discussed. Tom had some preliminary ideas including possibly breaking the needed work into 3 sections over 3 years. It was noted that any assessment could be spread out but to spread out the work would mean a lot of disruption for 3 years in a row. Drive areas are deteriorating around the big berm. Garage entrances are holding up better and can be done one at a time as it becomes necessary. It was noted that some owners will not want any assessment and would prefer to continue patching asphalt. This is not an option because the sub grade is deteriorating. Moving the dumpster enclosure and a drain pan are priorities. This will be discussed at the HOA meeting. It will give owners a chance to voice their opinions but no decision is necessary today. Updated bids will be obtained and a vote taken at a later date. The work cannot be done this summer. It's possible it could be scheduled in the fall but will most likely be done next year. Proper grading needs to be addressed. This may increase the cost but it needs to be done right.

5. **Old Business.**

Crack filling can be deferred if the asphalt is going to be done next year. If the asphalt is put off, crack filling should be done. This will be decided after the HOA meeting.

7. **New Business**

A. Insurance appraisal. It was explained that Farmers has done away with all blanket policies and the previous total coverage of \$300,000,000 is no longer available. All of Mountain Managers' HOA's now have individual policies. All HOA's are insured at \$200 per square foot which should be adequate to rebuild. Having an insurance appraisal done will let the HOA know if it is over or under insured and will set a baseline. The appraisal is not required by Farmers but most HOA's have agreed it's a good idea and the majority have voted to proceed. The cost will be \$2,400 (bid from Ebert Appraisal). The Board will discuss this at the HOA meeting.

- B. Bottom garage door panels on building 103 were discussed. Tom and Terri looked at all garage doors and only found issues at building 103. To scrape and paint bottom panels would cost \$350. This is fine if it's only the paint that's peeling. The bottom panels are absorbing some water but Tom and Terri felt this was minimal and panel replacement could wait.

The concrete is crumbling where the door hits the concrete pad (building 101). Generally the HOA is responsible for garage slabs but not always. This will be checked.

- C. Landscaping. No mulching is to be done this year.
- D. Colorado Tree Specialists' bids were reviewed scale and anti-desiccant treatments and for spraying for pine beetles. These bids were approved.
8. **The Next Board Meeting** will be scheduled after the HOA meeting.
9. **Adjournment.** A motion was made and seconded to adjourn the meeting at 10:38 a.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED: Approved for distribution at the 6/15/14 Board meeting.