

**THE POINTE AT LAKE DILLON  
BOARD OF DIRECTORS MEETING  
May 25, 2007**

**MINUTES**

1. **Called to Order.** The meeting was called to order at 4:45 p.m. by President Marc Lumpkin.
2. **Attendance and Quorum.**
  - A. Board members in attendance were Marc Lumpkin, Mike Gradassi, and Art Ballah.  
  
A quorum was established
  - B. Representing Mountain Managers were Eric Gill and Yvette Ulibarri.
3. **Owner Forum.** No owners outside of the listed Board members were in attendance.  
  
Art thanked Mountain Managers for posting notice of the Semi-Annual meeting on the dumpster and asked that the same thing be done for the 11/07 meeting.
4. **Repair and Maintenance Report** was reviewed by Eric Gill with a total of 17 items completed.
  - A. Marc noted that a sprinkler head in 103F is leaking. Mountain Managers will have American Fire Stop repair the leak. All owners are asked to be pro-active when it comes to unit sprinkler heads and call Mountain Managers as soon as they notice a drip/leak so it can be dealt with ASAP.
  - B. The damage in 101F that resulted from a sprinkler head leak was briefly discussed.
5. **Financials.** Eric reviewed the April financials line by line.
  - A. Eric discussed the insurance reimbursement for unit damage in 101F and explained this showed up on income.
  - B. There was an extended discussion on cable. It was noted that the cable contract renewed this year and a five year extension was obtained at the same rate the Association is currently paying. Eric stated that cable is changing rapidly and in the next few years services such as hi-speed internet, VOIP calling, etc. will be bundled together. This is already happening in large areas such as Denver but Summit County does not yet have that capability. When these services do become available, the Association will be able to select services, bundle together packages, and hopefully, obtain more service for the same or lesser cost.
  - C. Insurance was discussed at length. It was noted that the only change will be a switch to annual payment of the premium (11/1) instead of monthly payments. Coverage and the current \$1,000 deductible will remain the same. A letter will be going out from Bob Strong to all owners educating them on the importance of having HO6 coverage and making sure there coverage is adequate.

- D. The checking account balance was \$7,072.55 and the money market was at \$32,706.26. There were no delinquencies and the Association still has about \$8,000 coming in from the special assessment.

6. **Old Business.**

- A. The Board discussed decks on building 103 and agreed to investigate the peeling paint.
- B. 101A had the back side of the deck stained last year. A couple of deck pieces were not touched up and stained. Mountain Managers to look at this. (This was looked at on the following day during a walk around at the complex. A work order has been put in to take care of this.)
- C. The Board requested a walk around to look at what areas should be weed-whacked. Mountain Mangers was asked not to cut too low and to primarily weed whack a defensible space around the property. (The walk around took place the next day, Saturday.)

7. **New Business**

Parking issues were brought up. It was noted that there is one owner in building 101 using several parking spaces outside of the garage or in front of the garage. Parking will be a topic discussed at the annual meeting.

Issue was also raised about possible holes in the garage ceiling of a unit in building 104 that may be a code violation after work was done to an exhaust fan. The managers were advised to inquire further into the issue.

- 8. **The Next Board Meeting** will be held 1 ½ hours prior to the November Semi Annual HOA Meeting.

- 8. **Adjournment.** There being no further business, the meeting was adjourned at 6:05 p.m.

Signed

Approved via e-mail

7-2-07

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Marc Lumpkin, President

Date

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Eric Gill, Recording Secretary

Date