

**THE POINTE AT LAKE DILLON
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2006**

MINUTES

1. **Called to Order.** The meeting was called to order at 4:20 p.m.
2. **Attendance and Quorum.**
 - A. Board members in attendance were Mike Gradassi, Art Ballah, and Marc Lumpkin.

A quorum was established
 - B. Representing Mountain Managers was Eric Gill.
3. **Minutes From 5/26/06 Board Meeting** were approved as written.
4. **Repair and Maintenance Report** was reviewed by Eric Gill with 23 items completed. A few questions were asked and answered.
 - A. Art spoke about SB100 and SB89. He explained the changes that need to be made and handed out the paperwork that should be added to the Rules and Regulations. A motion was made and passed to accept the changes. Marc signed the resolutions and Eric will put them on-line.
 - B. The Board discussed the flat deck surfaces and whether staining is an owner or HOA responsibility. The Board will look at the Decs and determine the policy when the research is completed.
 - C. Roofs were talked about and the Board asked Mountain Managers to make sure roofs are inspected each year. Ask the roofer to give the life expectancy of the roofs.
5. **Financials.**
 - A. October financials were reviewed by Eric Gill. There was \$6,431.64 in the checking account and \$23,679.86 in the money market account.
 - B. The 2007 budget was explained by Eric. It was noted that the income was listed incorrectly for 2006. The budget will be discussed at the annual meeting.
 - C. The MCR was discussed and Eric explained that this is a different look than last year; it's a 30-year plan. Mike handed out a spreadsheet that shows each year money is being spent in the MCR. He explained that this sheet will help the Association in planning for the future. The Board talked about this at great length and will bring it up at the annual meeting.

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Old and New Business were not discussed due to time constraints and the start of the annual meeting.

8. **Adjournment.** The meeting was adjourned at 6:10 p.m.

Signed

Approved via e-mail

11-18-06

Marc Lumpkin, President

Date

Eric Gill, Recording Secretary

Date