

**THE POINTE AT LAKE DILLON
SEMI-ANNUAL HOMEOWNERS MEETING
MAY 23, 2008**

MINUTES

1. **Call to Order.** The meeting was called to order by President Mike Gradassi at 6:15 p.m.
2. **Affirmation of Attendance and Quorum.**
 - A. 11 owners representing 8 units were in attendance. In addition, 9 proxies were received. Attendance sheets and proxies are filed with the permanent minutes.

A quorum was established.
 - B. Representing Mountain Managers was Eric Gill.
3. **Minutes from the 11/9/07 Semi-Annual Homeowners Meeting** were approved as written.
4. **Repair and Maintenance Report** was reviewed and Eric explained there were no items on the report that were not part of the insurance claim for building 103. Eric gave a brief history of what had transpired. When Western States did their inspection they noted the glycol level was low in the water lines. Additional glycol was added and when it was pumped back into the system there were some heads that broke. Western States felt that the heads broke because they were frozen due to the fact that at one time there was no glycol essentially from the pipe down to the head. Mike Gradassi reported he called all owners in building 103 and all repairs have been completed except for a few items in item 103E. There was some discussion on why this happened and what can be done to prevent it from occurring again.
5. **Financial Report.** The March financials and year-to-date (3 months) were reviewed.

The Board noted that there was great snow this year and people were good about moving their cars for snow removal. There were no issues with needing heavy equipment snow removal. Snow was piled pretty high next to the dumpster which took up some parking spaces, as did piling the snow in the parking area at the end of the 101 building, but this saved the Association from having to have snow hauled away at significant additional expense. Overall, the Association is looking pretty good with most items under budget.

The balance in the checking account was \$11,422.16 and the money market balance was \$26,659.23.

Delinquencies were briefly discussed and it was noted that the numbers did not add up correctly. This was talked about at the Board meeting and the total amount for delinquencies should read \$600 instead of \$300. This will be corrected.

The owner of 101D requested that Mountain Managers check his account records. He said he paid the entire assessment up front in one lump sum and paid it early.

Owners who have not already signed up for automatic payment of dues were encouraged to do so.

It was requested that an owner's list be included when the minutes are sent out. It was also noted that Association information is available on line. To access, owners should go to www.mtnmanagers.com and click on HOA on the left side of the page (make sure to click on HOA and not on HOA Information). Select The Pointe at Lake Dillon HOA from the list of Associations. You will need to log in to view any locked files. Click on the "log in" button and when asked to "select your group from the following list" click on "homeowner". Your homeowner code is pt13.

6. **Old Business.**

- A. Mike gave an overview on exhaust fans and explained that these are an owner responsibility. Owners need to be proactive and repair/replace fans as necessary. These are essential for proper operation of unit furnaces. Failure of a fan can cause the furnace to fail with possible subsequent freezing of their unit. This could lead to considerable damage to their property, their neighbor's property, and common property for which they would be responsible. To help avoid this situation, Mountain Managers and the HOA Board will monitor the fans and advise homeowners when a problem is noticed. . The owner of 104F has installed a new fan that is stainless steel. This could be a better option since the stainless steel will not rust. Mountain Managers will contact the owner and find out where he got the fan, its make and model number and pass the information on to homeowners.

NOTE: Information has been obtained from the owner as follows:

The fan was purchased from D & D Chemical, Inc. Their website is http://www.ddchem.com/swg_power_venter.htm. The model is 4 HD (s) – the (s) designates stainless. The cost of the unit was \$475.00. He doesn't believe there was any shipping cost or tax on the unit.

- B. Dryer vent cleaning was discussed at the Board meeting. Owners were informed that this will be done every 5 years at Association expense beginning this year. Units will be posted with a notice giving the date when this will be done.
- C. Mike talked about painting the back decks on building 103. This will be done at a cost not to exceed \$3,000. If any homeowner is aware of boards that are dangerous and in need of repair or replacement, these should be clearly marked so they can be taken care of prior to painting/staining.
- D. Mike spoke about the miscellaneous maintenance items noted on the walkthrough he did with Art the night before the meeting. Mountain Managers has a punch list of items that need attention and will be taking care of these.

7. **New Business.**

- A. Senate Bill 1135 was discussed and Art talked about the changes. The Rules and Regulations had previously been revised to include the items noted in SB89 and SB100. These will be reviewed to ensure that any new provisions of Senate Bill 1135 are included.

- B. The doors on buildings 102 and 104, units A and F will be replaced. Mike gave a history of why this is happening. The existing doors are not sheltered and are exposed to the elements more than others. They are deteriorating and look very bad. A lengthy discussion ensued on doors with many questions and answers. One owner said that the doors on building 101 are cracking and should be looked at. These may need to be addressed at some time in the future. When discussion ended, all owners were in agreement with the proposed door replacement.
- C. Crack filling and asphalt work that needs to be done around the property were discussed. Seal coating is scheduled for this year to protect the asphalt. There are gaps right next to the concrete in the garage (between the concrete and the asphalt). Some of these are 1" thick. These will be looked at when asphalt work is done. The gaps need to be filled to prevent water from getting in next to the foundation.
- D. Mike mentioned that roofers will be doing roof inspections each year to make sure roofs remain in good shape and any necessary maintenance/repairs are done.
- E. Storm doors: Owners need to be aware that if they are installing storm doors they need to be vented if they are used in conjunction with fiberglass unit doors. When fiberglass is exposed to hot summer days, the fiberglass will delaminate if not properly vented. The doors can't contain that much heat between the glass storm door and the fiberglass door. Venting needs to be done via screens or louvers at the bottom of the door. In addition, all screen/storm doors must be keyed to the master key system so units can be accessed in emergency situations. This information will be added to the Rules and Regulations.
- F. One owner asked about recycling. A history was given on dumpster enclosures and it is expected that at some time in the future the Town of Frisco will mandate enclosing all dumpsters. At that time the HOA will look at adding an area for recycle bins within the enclosure. This might be something that can be done jointly with Prospect Point. A shared dumpster could save both associations some money. This will be discussed with them when the time comes.
- G. Owners wanted others to know that a Coyote has been noticed in the neighborhood.
- H. Kathy Ballah spoke about a few projects that will be going on this summer including signs for Morningstar Circle by the street. Eric mentioned doing a walk around with Kathy and/or Board members to make sure Mountain Managers is aware of everything that needs to be done and is doing what is expected. The Landscape committee has worked very hard for the last couple of years. This year there is enough money in the budget to hire a company to do some of the leg work so homeowners don't have to. After the walk through is done and a list of what needs to be done has been compiled, someone will be hired to do the work.
- I. One owner mentioned that it may be legally necessary to have the legal unit address listed on the Declaration on line. Mountain Managers will check into this.

8. **Election of Officers.** There were 2 vacancies on the Board of Directors for 3-year terms. The terms for Art Ballah and Blaise Colt were expiring. Art agreed to run for re-election. Blaise said he would run if no one else volunteered. Wendell Hughes noted on his proxy that he was interested in serving on the Board. He was in attendance and affirmed that he would like to run for election to the Board. Blaise agreed to step down. Art and Wendell were both duly nominated and unanimously elected to the Board.

Current Board Members are:

Mike Gradassi	Term expires 2009
Art Ballah	Term expires 2011
Wendell Hughes	Term expires 2011

9. **The Next Semi-Annual Meeting** was scheduled for November 7, 2008, at 6:00 p.m. A Board meeting will take place prior to the Semi-Annual meeting at 4:30 p.m. All owners are welcome to attend.
- 10: **Request for Updated Owner Information.** Eric requested that owners fill out the form included in the meeting packet.
11. **Adjournment.** There being no further business, the meeting was adjourned at 8:00 p.m.

Signed:

Approved via e-mail

6-9-08

Mike Gradassi, President

Date

Eric Gill, Recording Secretary

Date