

**THE POINTE AT LAKE DILLON
SEMI-ANNUAL HOMEOWNERS MEETING
MAY 27, 2005**

MINUTES

1. **Presentation by Town Mayor and Town Manager** – Bernie Zurbriggen and Michael Penny. Topics discussed included:
 - Brochures and the Annual Report were passed out to the membership.
 - Colorado Mountain College will build a campus in Frisco soon. No location has been decided on as of end of May.
 - The new and improved Marina will have a new name – Frisco Bay Marina, and it is now operated by the Town of Frisco.
 - Frisco has formed a coalition with 30 communities to research and present alternatives for relieving traffic on I-70.
 - Summit County cable TV channel 10 has a lot of information and updates of what is happening in Frisco.
 - Affordable housing is scheduled to be built next to the Frisco elementary school. These units will be the first housing development in Frisco where the cost will be under \$200,000.
 - Pine beetles are presenting a challenge. The Summit County winters have not had enough of the extended cold spells needed to kill off the beetles. The Forest Service is marking trees with a blue ring to denote infestation and removal.
 - Noxious weeds are still a problem within the county.
 - Reservoir water levels are controlled by Denver. The Lake should be full by June and it is anticipated that water levels will remain at 97% for the summer.
 - It was noted that while Frisco Main Street is nice, Summit Boulevard, with large box stores like Walmart and Safeway, pays a large amount of sales tax that generates most of the income for the city.
 - 60% of owners in Frisco are 2nd homeowners.
 - The Summit Express has proven to be efficient and owners expressed their appreciation for the service.
 - The parcel behind Safeway may be developed by stores such as Home Depot or others.
 - 93% of Frisco is built out. Leaving only 7 percent left for building opportunities.

2. **Call to Order.** The meeting was called to order by President Marc Lumpkin at 7:50 p.m.

3. **Affirmation of Attendance and Quorum.**
 - A. 14 owners representing 10 units were in attendance. In addition, 7 proxies were received. Attendance sheets and proxies are filed with the permanent minutes.

A quorum was established.

- B. Also in attendance were Jorge Gonzalez and Lauren Settanni representing Mountain Managers, and Bernie Zurbriggen (Mayor) and Michael Penny (Town Manager).
4. **Minutes from the 11/13/04 Semi-Annual Homeowners Meeting** were approved.
5. **Managers Report** was reviewed by Lauren Settanni with 16 items completed since the last meeting.

It was noted that the association would receive a credit for \$255 for fire sprinkler repairs because it was not done correctly and is still leaking. Mountain Managers will have the person come back out and do the repair again.

6. **Financial Report** was presented by Lauren Settanni.
- A. April financials were reviewed and an evaluation of the budget including required funding, maintenance needs and replacement of fire sprinkler heads was discussed.
 - B. Mountain Managers will check on decks that have not been painted yet (building 101) and call Allman painting back out to finish the job.
 - C. Checking account balance - \$15,940.72
Money Market balance - \$6,045.41.
President's note: Unless we have any major repairs that occur this year, we should be on target to have additional revenues at end of year that we can place in our reserve account. Remember that in 2004 we voted to increase monthly dues so we can begin to build a long term reserve account.
7. **Old Business.**
- A. Landscaping update: Kathie Ballah showed the membership some pictures of a boulder that could be used as a complex sign at the entrance. It was noted that the existing boulder behind the complex is not usable as was hoped originally. Other sign designs were also presented but at a much higher cost. The association voted to go with the boulder at a cost of approximately \$1,800. Discussion took place about adding flowers around the boulder. Flowers should be able to withstand Summit County weather. The entire budget for landscaping was previously set at \$6,000 for signage, trees, lattice covers and asphalt additions.

- B. Asphalt for the entrance was discussed. It was noted that the bid received from Managers does not match the measurements. Managers will be asked to rebid the area.
- C. Lattice will be installed to cover electric meters at several units. Owners Al Chaffin and Mary Becherer volunteered to build and install them.
- D. Pet pick up stations were briefly discussed as an item for installation. This will be an agenda item at the next meeting.
- E. If the boulder is ready for placement at the entrance, owners could enhance this area during owners' workday.
- F. Weeds are a problem. It was the consensus of opinion that they need to be sprayed with something that will prevent regrowth next year along with pulling them out of the ground.
- G. 101D thinks that the ground is settling. This could be ground movement – Mountain Managers will look into it.

8. **New Business.**

- A. Unit 102B (Jeff and Renie Hunt) has created a basement in their crawl space with an outside door. It was noted that if anything happens in this space (i.e. broken sprinkler head) this would not be an Association expense.
- B. Unit 104E will extend the back deck about 7 feet out, in compliance with the City of Frisco and Architectural Committee. This has been reviewed and approved by the board and the Architectural Committee. Motion made and passed to allow the expansion.
- C. One owner asked if they could add an additional window. It was stated that they should submit their plans to the architectural control committee for review.
- D. Mountain Managers will look into the woodpecker problem and remove and repair as needed. It was asked that Mountain Managers wait until fall to do any repairs on woodpecker holes.

- E. Mountain Managers is to make sure that the website is updated with current Minutes and financials. Homeowners can access information by going to mtnmanagers.com, clicking on HOA information and then HOMEOWNERS. Enter the zip code for the Association (80443) and follow the prompts to get to Mountain Meadows.
9. **Election of Officers.** There were two vacancies on the Board of Directors, Mark Lumpkin and Tom Baranowski. Tom declined to run again. Nominated and elected were Marc Lumpkin and Art Ballah. Officers and terms are:
- | | |
|--------------|-------------------|
| Marc Lumpkin | Term expires 2008 |
| Art Ballah | Term expires 2008 |
| Al Chaffin | Term expires 2006 |
10. **The Next Semi Annual Meeting** was scheduled for November 11, 2005 at 7:00 p.m.
11. **Owners Workdays** are scheduled for 7/2 and 7/9/2005. Meet at the entrance at 9:00 a.m.
12. **Adjournment.** They're being no further business; the meeting was adjourned at 9:30 p.m.

Signed:

Approved via e-mail 6-18-05

Marc Lumpkin, President Date

Jorge Gonzalez, Recording Secretary Date