

**THE POINTE AT LAKE DILLON
SEMI-ANNUAL HOMEOWNERS ASSOCIATION MEETING
MAY 26, 2012**

MINUTES

1. **Called to Order.** The meeting was called to order at 4:05 p.m. by President Mike Gradassi.
2. **Attendance and Quorum.**
 - A. 12 owners representing 7 units (103F, 104E, 102C, 103C, 101F, 101A, 104C) were in attendance either in person or via conference call. In addition, 6 proxies were received for a total of 13 units represented at the meeting. (Attendance sheets and proxies are filed with the original minutes.)

A quorum was established (8 units required)
 - B. Representing Mountain Managers were Phil Wells and Judy Freese (via phone).
3. **Approval of Minutes from the 12/7/11 Semi-Annual HOA Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
4. **Repair and Maintenance Report.** The report was reviewed and covered the period of 12/11 through 4/12. Completed items included making the requested changes to the MCR, replacement of the remainder of metal caps (buildings 102 and 104), annual fire sprinkler system inspection, and repairs to the fire sprinkler system in 102.

Mike Gradassi explained that dumpster relocation is planned when asphalt work is done. The dumpster will be moved towards building 104 and a new concrete pad will be needed. A new design for the enclosure will also be looked at. Side entry doors would be an improvement. In addition, a concrete drain pan will be installed to help channel water and prevent water from collecting in front of 102 and 104. All concrete work will be done at the same time and will include the 104F walkway and the patio behind 103A (mud jacking was not effective).

Mike also stated that it has been determined that not all asphalt will need to be replaced. There will be a combination of replacement and patching done. The scope of work is still being defined but cost savings should be substantial. Replacing all asphalt was originally budgeted for \$65,000 and it is hoped that \$35,000 is now a more realistic figure. All concrete and asphalt work is currently scheduled on the MCR for 2014.

It was suggested that concrete curbs be added at the edge of all lawns. This would improve appearance and prevent lawns from being destroyed by snow plows. It was pointed out that curbing can also be damaged by snow plows even when snow markers are put up. Solid curbs may also block water behind the curbing and prevent proper drainage of lawn areas. Using a good quality square cut stone for edging the lawn areas was suggested. These may be displaced by snow plows but putting them back in place will be less expensive than repair of solid curbing. Options are still being explored.

5. **Financials.** March financials were reviewed.
 - A. Dues payments were better than budget by \$7,337 (late payments/prepayments) and there were no delinquencies.

On the expense side, most items were under budget. Fire sprinkler monitoring and fire sprinkler maintenance were over budget. These expenses are broken out on a monthly basis on the budget and should even out over the year.

The balance in the checking account was \$9,427.55 and the money market (reserves) balance was \$19,184.28.

6. **Old Business.**

A. One owner noted he had his hot water tank replaced. He contacted two plumbing companies, Countywide and Weironski. Weironski was 2 ½ times more expensive. He was very happy with Countywide. Mountain Managers uses Countywide for many of its HOA's and they have always been professional, reliable, and well priced.

B. The Board met on 5/19/12 and Mike explained some of the items that were discussed.

(1) Asphalt work was discussed. It was decided that since not all asphalt will be replaced, it needs to be maintained. Seal coating, crack filling, and joint repair will be done this year.

(2) The 3 remaining flat roofs will be replaced by Weather Sure including 18" flashing. Due to funding requirements, this will be put off until the end of the season. The roofs will be basically the same type but roofing materials have improved dramatically and hopefully will have a longer life expectancy. Owners thanked the Board for staying on top of the roof issues.

(3) The removal of trees for fire mitigation was discussed. The Fire Marshal walked the property and identified which trees should be removed. The large spruce beside 102 was able to be kept once the tree that was branching off it was removed. Whether or not to remove a tree is judged by its drip line, not by the trunk. No tree should be within 10' of a building and no 2 trees should be within 10' of their drip lines. There was a lot of discussion and debate before the final decisions were made on removal. The Board solicited the opinion of two professional tree removal companies as well. Removing lower branches helps when there is a ground fire but canopy fires move more quickly from tree to tree. The Denver Water Board denied a request to remove any of the trees on their property. The entire mitigation project had to be done on Pointe property.

It was noted there are 2 Aspens by the entrance to 102B that probably should be removed since they are right against the building. Mountain Managers will look at these.

(4) Deck staining was approved (3 year cycle). This will include the decks on 101, 102, 104 and the front of 103. The rear decks on 103 will also have the 2nd coat of stain applied under a separate contract (the same contractor is doing all staining). Notice has already gone out to 103 owners for staining the rear decks the week of 5/28. It was noted that when clearing off decks, owners should never move propane tanks into their units. These can be left on the deck – the painters can work around them.

The front doors on 101 will also be refinished.

- (5) Funding MCR items: At the December HOA meeting, it was felt that an assessment in the neighborhood of \$1,500 per unit would be preferable to raising dues and owners were told they would receive a couple of years notice. It may be possible to lower the amount a little but \$1,500 per unit is still pretty close to what will be needed. The final amount has not yet been determined but all owners should be aware there will definitely be an assessment. Payment will most likely be due in April of 2014. Payment options have not been finalized but owners may be able to pay the assessment over time or submit a lump sum payment. If asphalt and concrete work is to be completed in May/June, all monies would need to be received in April.
- (6) Replacement of garage doors: This is on the MCR in 6 years. The doors have been inspected and most are still in good shape. Building 103 has a few bottom panels that are starting to have problems and these can be replaced for about \$200 each when it becomes necessary. Any new panels would be primed and waterproofed prior to installation. If panels are installed in conjunction with painting, everything can be painted at the same time. The HOA may want to consider upgrading garage doors in the future and the money is in the MCR if needed.

A total renovation of all four buildings may also be considered at some time in the future but this would take a great deal of lead time, planning, and money. Updating at some point will help to keep property values up. Instead of a total renovation, the HOA may consider changing the paint color scheme, adding new garage doors and new exterior light fixtures. These items will go a long way to updating the appearance of the buildings. All owners are asked to keep this in mind as a possible future project when the time comes that The Pointe begins to look outdated.

- (7) The street light at the corner of Beaver Lodge and Dillon Dam Road has been installed and Terri Golden was thanked for her efforts on this.

7. **New Business.**

- A. Renewal of the Comcast agreement: The bulk contract is approximately \$30-\$32 per unit vs. \$50-\$55 if done individually. To continue the bulk agreement 100% participation is required. Although some owners have dishes and do not need cable, it appears most owners do not object to continuing the bulk agreement. There is an alternative through Resort Internet. They offer a less expensive satellite based system but there are a limited number of channels and channel selection is geared more to resort rentals. With the Comcast agreement, owners have the option of contracting individually with Comcast for whatever additional services they want including telephone. If the Comcast agreement is renewed, they will probably require a 3-5 year contract. It is recommended that the shortest term available be taken since technology is changing so rapidly. Mountain Managers is also in the process of trying to renegotiate rates as contracts near their expiration dates. Comcast's automatic increase each year has increased the original base rate. Adding Wi-Fi for some units is not a negotiating point since 100% participation is needed for a bulk contract. This would just about double the cost of the current cable. The Comcast agreement will be renewed at the shortest term possible.

- B. Landscaping. Diane Gradassi stated that a professional service is needed to do the spring clean up, give opinions on what to plant, etc. and they need to come back periodically throughout the season. She recommended that this be added to the MCR and Mountain Managers obtain bids each year for clean up, new plantings, etc. (Neils Lunceford has been used in the past.) Clean up should be done prior to Memorial Day with new plants put in before the 4th of July. The berms are part of the landscape plan. These were intended to be flower berms. They are primarily perennial and need clean up and replanting each year. Diane and Jane Shafroth (101E) have done this in the past at their own expense. Mike Gradassi also noted that the grass on their side was never sod and they have brought in dirt mixed with native seed each year at their own expense, as well. There is no top soil to speak of.

Planting of trees behind units 101 and 103. If trees are added, they should be Aspen vs. firs/pines (fire mitigation). The area behind 101 and 103 is likely to be built on eventually and any vegetation that's added should be done as soon as possible. It was suggested that a professional landscape company look at the areas behind 101 and 103 when they do they do spring clean up/replanting for the entire complex.

- C. Questions were raised on whether the major wind storms in the spring caused any roof shingle damage. When the annual roof inspection is done, they will check to see if there was any lifting of the asphalt shingles or any cracking. Turner Morris is currently working on the schedule for roof inspections.
- D. Hoses and timers need to be reattached. Mountain Managers is in the process of hooking up irrigation at all properties. Mike has some timers and hoses in his garage and these will be made available to staff.
8. **Election of Officers.** There was one vacancy on the Board of Directors for a 3 year term. Mike Gradassi's term was up this year and he stated he would be willing to continue. With no further nominations, a motion was made, seconded, and passed unanimously to re-elect Mike Gradassi to the Board. Owners in attendance thanked Mike for all his hard work and stated he has done a great job for the Association.
9. **The Next HOA Meeting** will be on Saturday, 12/15/12, 4:00 p.m. at Mountain Managers. The Board will meet a week or two prior to the HOA meeting (date to be determined).
10. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 5:55 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Via e-mail

6/29/12

Mike Gradassi, President

Date