

**THE POINTE AT LAKE DILLON
SEMI-ANNUAL HOMEOWNERS ASSOCIATION MEETING
JUNE 24, 2011**

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. 7 owners representing 5 units were in attendance. In addition, 12 proxies were received for a total of 17 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 12/18/10 Semi-Annual HOA Meeting.** A motion was made, seconded, and passed to approve the minutes as written.

4. **Repair and Maintenance Report.** Phil explained that the first 8 items reflected what has been done since the last meeting. The second section lists other completed items.

Recycle information is posted on the website. Owners are reminded they can review Association documents, minutes, financials, etc. on the website. To access, go to mountainmanagers.com, click on HOA at the top of the page, and select "homeowner" from the drop down menu. The homeowner code for The Pointe owners is pt22.

The Bylaws were amended to allow the Board to amend terms of office. When the Board was reduced to 3 members, expiration terms were no longer staggered. This year there will be two vacancies – one will be a 3 year term and the other a 2 year term. This will get the terms back on track where one expires each year.

Pillar caps should all have been done vs. "where needed". Mountain Managers will check the contract and make arrangements to get the rest finished.

The last 2 front doors were replaced. 102E and 104E face north and are well protected. They are in good shape and did not need to be replaced.

5. **Financials.**
 - A. Income was better than budget by \$1,605 (late payments/prepayments) and there were no delinquencies. In this economy, very few Associations have no delinquencies.

On the expense side, most items were at or under budget. Fire sprinkler monitoring was over budget as were heavy equipment snow removal, roof snow removal, and supplies.

It appears the fire sprinkler monitoring was under budgeted for this year. It was noted that there was an alarm last year and repairs were needed to the panel, but this would not reflect on this year's budget. It was stated the alarm sounded for 2 days and Apex did not respond until called by the owner. There may have

been a problem with the phone line. If that was the case it has most likely been taken care of (Apex cannot afford not to ensure the phone line is working due to liability issues). Mountain Managers will double check but is fairly certain everything is working properly.

This was an extremely heavy snow year which caused overages in the snow removal items. Overall the HOA was \$528 under budget on expenses year-to-date and showed a net budget surplus of \$2,134 through April.

The balance in the checking account was \$16,291.37 and the money market balance was \$19,892.43.

6. **Old Business.**

- A. The decks on 103 were discussed. These were painted years ago instead of being stained and the deck surfaces are not in good shape. Attempts have been made to make the color uniform but nothing has worked. We are looking at the most cost effective way to get these decks repaired. It is hoped that the basic framework/infrastructure can be retained and only decking will need to be replaced. It may be possible to sandblast the railings, but replacement is definitely possible. Bids are still being obtained along with contractor's opinions on what is necessary to get the decks looking like the rest of the buildings. This has gone beyond aesthetics and is a priority issue for 2011.

All buildings are now painted on the same schedule – every 5 years. Deck staining is done every three years. If necessary, owners can stain the flat surface of their deck between the scheduled stainings.

- B. Three units are not on the master key system as required by the Rules and Regulations. It was explained the only person who has access to the master key is the staff member who does security checks. He is very reliable and has gone through a background check, etc. Mountain Managers is aware that in spite of its best efforts, problems can occasionally occur and the company is insured. It was noted that with over 1500 units, keeping separate unit keys and/or lists of entry codes is not feasible. Owners were reminded that if there's a fire, the fire department will break down the door. Mountain Managers is more concerned with water leaks, loss of heat in a unit, etc. In these instances, it's extremely important that the unit can be accessed so major damage can hopefully be avoided. Security checks are only done on units with written permission from the owner. Many owners do not want anyone in their units but others take advantage of the free security checks when they are not in residence. Security checks have detected such things as failed heaters and repairs were made before damage could occur. This can save a substantial amount of money on insurance claims. A follow up reminder letter will be sent to the three owners currently not on master.
- C. Trash pick up will be reviewed. Pick ups should have been reduced during non peak season. Mountain Managers will check on this and get the number of pick ups corrected so as to recognize the concomitant reduction in trash expense as was the original idea.

7. **New Business.**

A. There are a couple of big items coming up in the future, parking lot asphalt and roof replacement.

- 1) Parking lot: This is budgeted for \$50,000 in 2014. A bid was received from Columbine for complete removal of all asphalt for \$65,300. The driveways at Bldg. 101 and the overflow parking areas are in good shape and could be left alone saving about \$7,200. The question is whether or not we can get another 2 years out of the asphalt. It may be possible to do an overlay rather than total replacement. If the parking lot base is not deteriorating, an overlay could be done. Mountain Managers is checking on cost and feasibility of an overlay and will ask Columbine if they bid total replacement because they think it's needed or if it's just what they were asked to bid.

The advantage to total replacement is that grading issues could be addressed but the parking lot would be closed off for 1 to 2 weeks. Questions were asked on whether or not work could be done during the off season. Columbine will not warranty any work done after October 1st. If an overlay is done, the new surface can be driven on in 24 hours.

If the work is done in 2014, funding should be adequate. If it's pushed up to 2013, it should still be OK. Mountain Managers will contact A-Peak and Columbine for options and estimates. Both companies have been doing this type of work for many years and either will be able to state what needs to be done. No decision was made at this time pending further information.

A question was asked on re-doing the dumpster enclosure. This was discussed in the past because it was believed that the town of Frisco might require a roofed structure in the future. It has been determined that Frisco currently has no intention of requiring adding a roof for any existing structure. Any new enclosure would not have to be roofed.

- 2) Roof replacement: A bid was obtained for \$150,000 for all 4 buildings. This will be placed in 2020 on the MCR and will result in negative numbers for the HOA. There is time to plan to avoid a major shortfall/large assessment. It is recommended that 40 or 50 year materials vs. 30 years be used when it's time to replace roofs. 30 year materials only last 17-22 years in this climate. Information will continue to be gathered and assessed.

The MCR will be worked on and adjusted if necessary. 2018 is a very big expense year and it may be possible to spread things out by moving some projects up or back.

- B. A bid was received for thorough parking lot sweeping in the amount of \$900. The Board resolved not to do this since the lot is swept every other year in conjunction with seal coating.
- C. Gas fireplace inspections were discussed at the Board meeting. The Board was split on whether or not to mandate inspections or leave it up to owners. It was noted that if one fireplace is not maintained and problems arise, an entire building could be affected. While the Board prefers not to mandate anything that requires an outside party to enter an owner's living space, inspections are a good idea from a safety standpoint. Owner input was asked for on whether to require inspections, schedule them, and bill each owner individually. The other option is to leave inspections up to the owner. Service Monkey will inspect fireplaces for \$85 if they are all done at once. If done separately, the cost is \$100. The inspections include cleaning of the glass, firebox assembly and control area; repainting of refractories if needed; gas and carbon monoxide leak detection, limited (minor) gas leak repair (tightening of a valve); limited pilot and burn flame adjustment; and providing an inspection report / recommended repairs for each unit.

Owners asked if 100% participation was needed to get the \$85 price – yes. It was also asked if the insurance company requires the inspections. They do not, but if there is a fire, the insurance premium will soar for many years. As a loss prevention measure, the inspections are recommended from an insurance standpoint.

The Association does not mandate furnace inspections but people are far more likely to notice if their furnace is not working properly. Most owners don't think about the fireplace and a leak could cause a carbon monoxide problem or even an explosion. Dryer vents are cleaned every 5 years by the Association but no one enters a unit and this is also common area.

Mountain Managers is recommending inspections to all the HOA's it manages. Some are doing and some are not; it's up to each HOA to make that decision.

It was resolved not to make a decision at this time. Mountain Managers was asked to contact the insurance agent and obtain recommendations for gas fireplace inspections and also furnace inspections. This will be an agenda item at the fall HOA meeting. Phil noted that he is also trying to work on an owner education meeting for all HOA's where information pertaining to HOA's would be given by an insurance agent, an attorney, etc.

- D. Landscaping is now being subbed out by Mountain Managers to a professional landscape company (no additional charge to the HOA). The company got a late start due to the long winter and there have been some transition bumps but it's being addressed and is getting better. Service includes mowing/trimming, weed spraying, fertilizing, etc. Mountain Managers' employees have done the raking.

Mountain Managers is aware that there are owners who are not happy with the landscaping and this continues to be worked on. There are some ongoing issues that will prevent the optimal “pristine” appearance (no irrigation, vacant lot next door that spreads weeds, etc.) but improvement should be noted.

The right kind of landscaping was discussed at the Board meeting. The Association may want to look at incorporating some Xeriscaping and Mountain Managers was asked to obtain information. This does not mean getting rid of all grass areas but simply being smarter about what’s planted and what maintenance is needed.

There is a dead tree between 102 and 104 that will be removed. Having a fire assessment was also discussed. There are trees that are very close to the building in places. If there’s a dry spell, lots of fuel would be available to feed any fire. Mountain Mangers will contact the Fire Department regarding a free assessment.

- E. One owner wrote in that she strongly opposes any dues increase. The Board focuses on what needs to be done to maintain the property. There is nothing superfluous in the operational budget or the MCR (which is in compliance with mandates of Colorado law) – these are all essential items. The Board continues to do what needs to be done and keeps a close watch on expenses. They are very diligent and dues increases are only implemented to meet current or anticipated expenses in order to avoid large assessments. Low dues are not always beneficial. Many people cannot afford to pay a huge assessment. In addition, banks are looking very closely at all financials. They want to see 10% of expenses going into the reserve account and they are not looking favorably at under funding that causes big assessments.
 - F. Kathie Ballah (104E) noted that a meeting of the landscape committee is needed. They will need some assistance with heavy lifting – rocks need to be put back in place that were moved by plows and some gravel needs to be replaced. She also mentioned that she’d like to see the dumpster enclosure upgraded and possibly pushed back into the berm. It was explained that you cannot move it off Pointe property (the berm is not owned by The Pointe) and you can’t build anything that is not completely on the HOA’s property. For example, if you infringe on Prospect Point’s property, it creates a major problem because they cannot sell/give away common area. If anything at all is going to be done, it needs to be accomplished before the asphalt work is done. Town standards/codes will need to be adhered to (probably no Tuff Shed will be permitted), and any enclosure must be accessible for the trash company. It was mentioned that the enclosures at Drake’s Landing are a nice style. This would probably cost \$15,000 to \$20,000 and there would be a space issue. A much larger space would be needed for any similar enclosure.
8. **Election of Officers.** There were two vacancies on the Board of Directors, one for a 2-year term and one for a 3-year term. The terms for Art Ballah and Wendell Hughes were expiring. Art declined to run again; Wendell agreed to run. Phillip Tresch had previously expressed interest in serving on the Board and was duly nominated along with Wendell. No other nominations were forthcoming and nominations were closed.

A motion was made, seconded, and passed unanimously to elect Wendell Hughes and Phillip Tresch to the Board. Board terms and positions will be established by the Board via e-mail.

Art Ballah was recognized and thanked for his several years of dedicated service to The Pointe.

9. **The Next HOA Meeting** will be on Saturday, 12/17/11 at 4:00 p.m. The Board will meet prior to the meeting at 1:30 p.m.
8. **Adjournment**. There being no further business, a motion was made, seconded, and passed to adjourn the meeting at 6:00 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

7-14-11

Mike Gradassi, President

Date