

**THE POINTE AT LAKE DILLON
SEMI-ANNUAL HOA MEETING
NOVEMBER 22, 2014**

MINUTES

1. **Called to Order.** The meeting was called to order at 10:37 a.m.
2. **Attendance and Quorum.**
 - A. 12 units were represented either in person or by proxy. Attendance sheets and proxies are on file with the minutes). A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese.
3. **Approval of Minutes from the 5/24/14 Semi-Annual HOA Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
4. **Repair and Maintenance Report.** The report covering the period of 4/14 through 9/14 was reviewed and a few items were discussed. Bottom garage door panels were prepped and painted and new weather stripping installed. Water penetration had deteriorated the panels and this solution was far less expensive than replacing garage doors. It was noted that the bottom 2 feet (not 2 inches as listed) of siding and trim was prepped and painted on all buildings. This will allow exterior painting to be deferred for a year (now scheduled for 2016) and free up funds for the necessary asphalt work in 2015. It was noted that the siding around the outside faucet (building 102) is spongy. All siding will be checked prior to painting.

Questions were asked on the fire sprinkler inspection. The complex is fortunate to be sprinklered but this can be expensive. The HOA pays for monitoring and also for the yearly inspection to ensure everything is working properly. There aren't many companies offering the annual inspections and all prices are comparable.

Trees are dying behind building 104. Will the Denver Water Board do anything about this? Historically, probably not. The Town has been involved but Denver Water Board has not been receptive.

5. **Financial Report.**
 - A. September Financials. Total income was \$18,332 ahead of budget and included \$13,500 of assessment monies. Assessments are due by 12/31/14. Insurance reimbursement does not yet reflect the \$5,000 deductible paid by the owner of 101A. On the expense side, many categories were under budget. Heavy equipment snow removal was over budget due to the heavy snow last winter. Insurance reimbursement will be offset (income/expense) once the \$5,000 deductible shows on the financials. The HOA showed a positive net of \$7,321 at the end of September (\$12,321 with the payment of the insurance deductible).

The balance in the checking account was \$13,909.24 and the money market account balance was \$18,449.95 at the end of September. It was noted that assessment monies are going into the operational account but they are allocated for reserve projects. All bills are paid from the operational account (including reserve projects) because there are limits on the number of checks that can be written on the reserve account.

B. Proposed 2015 Operational Budget and MCR.

The budget was reviewed and questions answered. Income is based on no dues increase. There was a question on what clerical and legal expenses covered. Clerical primarily includes postage and copies and legal is for tax preparation and filing the required state annual report. The automatic 3% annual management fee increase is part of the management agreement. Any re-negotiation will be discussed separately with the Board. Mountain Managers' costs are rising just like everyone's. They will soon be faced with licensing requirements/fees and labor costs continue to escalate. Questions were asked on whether the dumpster enclosure was paid out of operations or reserves – it should be paid from reserves. This will be checked and information sent to the Board.

The projected cash flow is \$20,339. With an annual reserve contribution of \$28,512 this results in a negative net of \$8,173. The reserve contribution can be reduced to offset the projected budget deficit. The alternative is a dues increase and the Board is not in favor of increasing dues on top of the assessment. It was pointed out, however, that dues payments are intended to fund the current operational expenses and must keep pace with rising costs and inflation.

A motion was made, seconded, and passed to approve the 2015 budget with the necessary reduction in the reserve contribution to balance the budget.

Owners were reminded that until about 5 years ago the HOA did not have a properly funded reserve fund. Progress has been made but assessments will still be needed to accomplish necessary capital projects. The more money that goes into reserves, the lower the assessment. Roof replacement will be coming up but hopefully not for at least 7 years. This is something that needs to be kept in mind.

C. MCR projects for 2015: The only thing budgeted is the asphalt work. Painting will be done in 2016. The first part of the asphalt work is budgeted for \$35,000 but no bids have yet been received. Phillip's plans for the asphalt are good but very ambitious. Until bids/options are received, the actual cost will not be known. Another assessment is planned for 2016 and the remaining asphalt work is planned for 2017.

D. Transfer of any surplus operational funds to reserves requires a vote of the owners. The budget is currently running a deficit but should there happen to be a surplus, a motion was made, seconded, and passed to transfer surplus operational funds, if available, to reserves at year end.

6. **Old Business.**

A. Bob Tate was appointed to the Board to fill the remainder of Phillip Tresch's term (expires 2017).

B. Raccoons were successfully trapped and relocated. There are 8 openings on the back of building 102 that will be sealed with sheet metal to prevent any further animal intrusion.

C. Signs are up on the dumpster notifying residents to keep the doors open during the winter to prevent the doors from freezing shut. Signs are changed in the spring/summer and state doors should be kept closed to keep out animals. Owners were reminded that after

12/31/14, no glass will be permitted in the recycle bins. Glass can still be taken to recycle centers and some businesses have "glass only" containers. Mountain Managers will send a reminder to owners and if units are rented, owners are encouraged to place a notice in the unit.

7. **New Business.**

- A. Kathie Ballah volunteered to chair a landscape committee. The first step will be to review landscape budget expenses and see what could be done by owners. Owner work days used to be done annually and these will be started again. More specifics will be discussed at the May HOA meeting. Dan Ballow volunteered to help on the committee.
- B. Plowing was discussed and it was noted that the culvert is getting plowed in each time the area is plowed. It was also stated that the bigger equipment cannot do a decent job on drives due to the pillars and a Bobcat may be necessary. There were several complaints regarding drive plowing. Mountain Managers will contact the plow contractor and make sure they are fulfilling their contract obligations. It is up to the contractor to figure out what is needed to ensure that plowing is done properly.
- C. Building 101 is the only building without exterior garage lights. The units have porch lights but unless these are put on timers, it is pretty dark. Unit 101A is the only one that has installed a timer. The other buildings have exterior lights that are tied into the common electric. This may be very difficult for building 101. Mountain Managers will look into cost and feasibility and forward the information to the Board. It was noted that if new light fixtures are installed, they will not look like others since any new installation must meet more recent codes and be dark sky compliant.
- D. Adding Internet to the current cable contract was talked about. Comcast requires 100% participation for any bulk agreement. The HOA currently pays \$38.75 per unit for basic cable. It may be possible to re-negotiate this rate and then add Internet but a dues increase would be necessary to cover the additional cost. Mountain Managers will obtain a cost estimate from Comcast and forward the information to the Board.
- E. Freeze alarms were talked about. The Board can mandate that all units have a working freeze alarm. Alarms are now available that do not require a land line; Wi-Fi connections can be used. Unfortunately, if there is an extended power outage, Wi-Fi is lost. A land line is relatively inexpensive compared to the cost of a freeze up. At this time, the Board prefers to strongly recommend freeze alarms rather than requiring them. Owners were also reminded that they can sign up for free security checks through Mountain Managers.

8. **The Next Semi-Annual HOA Meeting** will be on Saturday, May 9, 2015 at 10:30 a.m. The Board will meet at 9:00 a.m.

9. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 12:35 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED
Regina Foley, President

12/4/14

Date