

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 18, 2016**

I. CALL TO ORDER

The meeting was called to order at 3:35 pm.

Board members in attendance in person were Terri Golden, Gladys Nieto, and Bob Tate. Representing Summit Resort Group in person were Kevin Lovett, and Katie Kuhn.

A quorum was present.

II. OWNERS FORUM

No owners, other than board members, were in attendance.

III. APPROVE PREVIOUS MEETING MINUTES

Bob moved to approve the minutes of the June 20, 2016 Board Meeting. Gladys seconded and the motion carried.

IV. FINANCIALS

Financials were reviewed as follows;

Year to Date Financials

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September 30, 2016 YTD financials report \$19,593 in Operating, and \$55,006 in Reserves.

YTD Profit and Loss reports that The Pointe is under budget by \$4,566 this year. Major areas of variance include:

Repair and Maintenance: \$4,149 under budget

Insurance: \$2,199 under budget (due to timing)

Fire Sprinkler Maintenance: \$1,262 over budget

- Investigate leaking Heads \$325

- Leaking head repair \$995

Fire Sprinkler Monitoring: \$1532 under budget

Grounds \$1,448 over budget

- Due to a GL error which was corrected, only \$400 over budget as of Nov 18

The 2017 budget was reviewed as follows:

Income - No Change

Legal and Accounting – No Change

Clerical – No Change

Management Fees – No Change

Insurance – Increased \$711 (3% & per actuals)

Water – Increased \$198 per actuals

Sewer – Increased \$528 per actuals

Cable TV – No Change

Utilities – No Change

Trash – No Change

Snow plowing – Increased \$300 per contract

Heavy Snow –No Change
Roof snow removal –No Change
Fire Sprinkler Maintenance – Increased \$1,200 per actuals
Fire Systems Monitoring – Decreased \$732 per actuals
Repair and Maintenance – Decreased \$2,853 per actuals
Supplies – No Change
Grounds and Landscaping – Increased \$648 per actuals
Reimburse Insurance – No Change
Board Discretionary – No Change
To Reserves – No Change
Special Assessment–Removed Line Item

Upon review, Terri made a motion to approved the 2017 budget as presented. Gladys seconded and the motion carried.

Special Assessment 2016
\$2000 per unit due December 31, 2016

A/R is good! SRG will ensure to make collection efforts immediately for special assessments not paid December 1st.

Capital Plan

The capital plan was discussed. Painting and deck staining will be moved to 2018, and the mulching line item will be removed.

V. MANAGING AGENTS REPORT

Katie Kuhn reported on the following;

Project Update:

Completed

- Fire sprinkler head repairs
- Repaired fire alarm panel
- Photocell on building 102 replaced
- Loose soffit boards secured
- Leak in utility room fixed
- Touch up painting and door refinishing
- Parking lot reconstruction
- Concrete aprons poured for 3 building101 garages
- Irrigation winterized
- Heat tape turned on and repaired
 - o 2 sections replaced (non-functioning due to age)
- Gutters cleaned
- New street signs ordered and installed
- Sprinkler heads replaced in buildings 102 and 104

Pending

- 104 Drainage work
- 103A Downspout
- Cut down post at entry

VI. RATIFY BOARD ACTIONS VIA EMAIL

Bob moved to ratify the following actions approved via Email;

- 06/27/16 Underground Fence 104D (Approved)
- 10/13/16 Snow Plowing (BobbyCat – Approved)

Terri seconded and with all in favor the motion carried.

VII. OLD BUSINESS

There was no old business to discuss.

VIII. NEW BUSINESS

- Deck Expansions were discussed. Terri mentioned she'd like to expand her deck, as would 102 C. She asked what measurements were allowed for expansions – Bob will measure the other decks that have been expanded and let her know.

IX. NEXT MEETING DATE

The annual meeting is on Saturday, December 3rd at the Baymont Inn and Suites.

X. ADJOURNMENT

With no further business, at 4:33pm the meeting was adjourned.

Approved By: _____

Board Member Signature

Date: _____